

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
January 5, 2022**

The January 5, 2022 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Board Secretary Christopher Nicola called the Roll: Steven Spurr, Joseph Steiner, David Mollin, Scott Loikits first alternate Claire Toth, second alternate Diana Sajer, third alternate Jaime Levine, fourth alternate Walter Gonzalez, Board Attorney Andrew Ball and Board Secretary Christopher Nicola were participants in the virtual meeting. Attendees were informed in accordance with N.J.S.A. 10:4-10 that adequate notice of this meeting has been provided by publication in the City's officially designated newspapers and by posting at City Hall.

**IN THE MATTER OF THE AGENDA:**

Chairman Steven Spurr reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-21-2095, Christopher & Elizabeth Welsh, 129 Blackburn Road, BLOCK 2806, LOT 8 (Carried to 3/21/22)**
- **Application: ZB-21-2096, Christopher Camisa, 61 Beekman Road, BLOCK 1405, LOT 33**
- **Application: ZB-21-2097, Pari Holdings, LLC, 119 Hobart Avenue, BLOCK 2303, LOT 3 (Carried to 3/7/22)**

**City of Summit Zoning Board of Adjustment Meeting:**

In the matter of:

**Application: ZB-21-2096, Christopher Camisa, 61 Beekman Road, BLOCK 1405, LOT 33**

The applicant is requesting (c) – variance relief to install a shed. Mr. Christopher Camisa was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Camisa’s testimony. Mr. Greg Spadaro was sworn in by Mr. Ball and provided his testimony to the Board as a licensed landscape architect. The Board then asked questions regarding Mr. Spadaro’s testimony. Mr. Richard Mancusi was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Mancusi’s testimony. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations, approved the variances requested. In addition, the Board included the following conditions:

1. The Applicant shall fully comply with the Board Engineer’s letter attached as Exhibit “A”.
2. The applicant shall incorporate additional screening along the property line behind the proposed shed.

A motion of approval was made by Diana Sajer and was seconded by Elizabeth Newell.

VOTE: YES: Joseph Steiner; Elizabeth Newell; David Mollin; Scott Loikits; Claire Toth; Diana Sajer; Steven Spurr

NO: None were opposed

**The Board memorialized the following Resolutions:**

- None

**The Board memorialized Minutes from:**

- None

**At the start of the meeting, the following matters were discussed:**

**Oath of Office**

- Walter Gonzalez (Alternate 4)

*The following appointments were made:*

A motion was made was made by Joseph Steiner to nominate Mr. Spurr as Chairman of the Board for the year of 2022 and Ms. Toth seconded. All were in favor and none were opposed.

A motion was made was made by Elizabeth Newell to nominate Joseph Steiner as Vice Chairman of the Board for the year of 2022 and Mr. Mollin seconded. All were in favor and none were opposed.

A motion was made was made by Elizabeth Newell to nominate Christopher Nicola as Secretary of the Board for the year of 2022 and Ms. Sajer seconded. All were in favor and none were opposed.

A motion was made by Claire Toth and seconded by Scott Loikits to appoint Andrew Ball, Esq of Davison, Eastman, Muñoz, Lederman & Paone, P.A. as Counsel for the Board for the year of 2022. All were in favor and none were opposed.

A motion was made by Joseph Steiner and seconded by Elizabeth Newell to appoint Chris Dour, of Colliers Engineering & Design as Board Engineer for the year of 2022 with one amendment. All were in favor and none were opposed.

A motion was made by Claire Toth and seconded by Diana Sajer to appoint Ed Snieckus, of Burgis Associates, Inc. as Board Planner for the year of 2022. All were in favor and none were opposed.

The meeting concluded at 8:40 PM.

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Steven Spurr  
Chairman  
City of Summit  
Zoning Board of Adjustment

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Christopher Nicola  
Board Secretary  
City of Summit  
Zoning Board of Adjustment