

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
January 19, 2022**

The January 19, 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: Joseph Steiner, Elizabeth Newell, David Mollin, Scott Loikits, first alternate Claire Toth, second alternate Diana Sajer, third alternate Jaimie Levine, fourth alternate Walter Gonzalez, Board Attorney Andrew Ball and Board Secretary Christopher Nicola were present. 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:

Vice Chairman Joseph Steiner reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-21-2079, 503 Springfield Avenue Associates, LLC, 503 Springfield Avenue, BLOCK 1913, LOT 1 (Carried to 4/18/22)**
- **Application: ZB-21-2098, Nicholas Ismert, 38 Oakley Avenue, BLOCK 1702, LOT 36**
- **Application: ZB-21-2099, Daniel & Erin Peek, 20 Beacon Road, BLOCK 2202, LOT 11**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-21-2098, Nicholas Ismert, 38 Oakley Avenue, BLOCK 1702, LOT 36

The applicant is requesting (c) – variance relief for lot coverage to expand their patio. Mr. Nicholas Ismert was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Ismert'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 comply with the requirements set forth in the Board Engineer's Memorandum annexed hereto as Exhibit A.

A motion of approval was made by Claire Toth and was seconded by Diana Sajer.

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

NO: None were opposed

Application: ZB-21-2099, Daniel & Erin Peek, 20 Beacon Road, BLOCK 2202, LOT 11

The applicant is requesting (c) – variance relief to construct a porte cochere. Mr. Daniel Peek was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Mr. Peek's testimony. Ms. Erin Peek was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Peek's testimony. Mr. Michael DiGeronomo was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. DiGeronomo'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 comply with the requirements set forth in the Board Engineer’s Memorandum annexed hereto as Exhibit A.
2. The applicants were required to approach the neighbors regarding the encroachment of the carriage house and confirm whether the neighbors are aware of the encroachment and oppose the application. Prior to the drafting of this Resolution, the applicants confirmed that the neighbors at 57 Fernwood were aware of the encroachment, and the Board received confirmation from the neighbors that they were aware and that they did not oppose the application.

A motion of approval was made by Scott Loikits and was seconded by Elizabeth Newell.

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

NO: None were opposed

The Board memorialized the following Resolutions:

- 133 Beekman Road (ZB-21-2070)
- 35 Whittredge Road (ZB-21-2088)
- 4 Iris Road (ZB-21-2091)
- 131 Mountain Avenue (ZB-21-2092)
- 20 Karen Way (ZB-21-2089)
- 135 Rotary Drive (ZB-21-2093)

The Board memorialized Minutes from:

- December 21, 2021

The meeting concluded at 9:30 p.m.

Joseph Steiner
Vice Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment