

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
May 2, 2022**

The May 2, 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, Thomas Ucko, Elizabeth Newell, Ayman Maleh,, 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 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:**

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

- **Application: ZB-21-2100, Abel & Margarita Flores, 17 Baltusrol Road, BLOCK 4202, LOT 23**
- **Application: ZB-22-2122, Mr. & Mrs. Chetry, 219 Springfield Avenue, BLOCK 2501, LOT 5**

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

In the matter of:

**Application: ZB-21-2100, Abel & Margarita Flores, 17 Baltusrol Road, BLOCK 4202, LOT 23**

Mr. Fred D'Arcangelo from Lindabury McCormick, Estabrook & Cooper represented the applicant. The applicant is requesting (c) – variance relief for steep slope, lot coverage and side-yard setback to construct a rear addition and driveway expansion. Mr. Robert Puzio was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Puzio's testimony. Mr. Michael Lanzafama was sworn in by Mr. Ball and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Lanzafama'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 be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of May 2, 2022.
2. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum dated January 3, 2022, annexed hereto as **Exhibit A**.
3. The applicants shall submit a replacement landscaping plan to the City Forester for review and approval.

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

VOTE: YES: Joseph Steiner; Elizabeth Newell; Thomas Ucko; Ayman Maleh; Scott Loikits; Claire Toth; Steven Spurr

NO: None were opposed.

**Application: ZB-22-2122, Mr. & Mrs. Chetry, 219 Springfield Avenue, BLOCK 2501, LOT 5**

The applicant is requesting (c) – variance relief to construct a one-story addition. Ms. Rekha Chetry was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms.

Chetry's testimony. Mr. Tim Klesse was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Klesse'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 dated April 26, 2022, annexed hereto as **Exhibit A**.
2. An as-built survey will be provided after construction is complete.

A motion of approval was made by Scott Loikits and was seconded by Jaime Levine.

VOTE: YES: Joseph Steiner; Elizabeth Newell; Thomas Ucko; Ayman Maleh; Scott Loikits; Diana Sajer; Steven Spurr

NO: None were opposed.

**The Board memorialized the following Resolutions:**

- 105 & 109 Rotary Drive
- 143 Passaic Avenue

**The Board memorialized Minutes from:**

- April 4, 2022

The meeting concluded at 9:10 p.m.

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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