

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
May 16, 2022**

The May 16, 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, David Mollin, Ayman Maleh, Scott Loikits, first alternate Claire Toth, second alternate Diana Sajer, 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-21-2090, STMB Properties, LLC, 557-565 Morris Avenue, BLOCK 404, LOTS 5-9**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-21-2090, STMB Properties, LLC, 557-565 Morris Avenue, BLOCK 404, LOTS 5-9
Mr. Jim Webber and Ms. Samantha Alfonso of Alfonso & Webber represented the applicant. The applicant is requesting Major site plan approval with a (d1) – use variance to construct a 52 unit multi-family building. Ms. Nancy Dougherty was sworn in by Mr. Ball and provided her testimony to the Board as a licensed architect. The Board then asked questions regarding Ms. Dougherty’s testimony. Residents Don Nelson, Dori Gagnon, Karthik Jayaram, and Jack Hakim asked questions regarding Ms. Dougherty’s testimony. Mr. Joshua Wierry was sworn in by Mr. Ball and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Wierry’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.

A motion to carry this application to the June 20, 2022 was made by Thomas Ucko and was seconded by Claire Toth. All were in favor, and none were opposed.

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

The Board memorialized the following Resolutions:

- None

The Board memorialized Minutes from:

- None

The meeting concluded at 10:28 p.m.

Joseph Steiner
Vice Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment