

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
June 20, 2022**

The June 20, 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, Thomas Ucko, Elizabeth Newell, Ayman Maleh, Scott Loikits, first alternate Claire Toth, fourth alternate Walter Gonzalez, Attorney Dennis Galvin, substituting for 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-21-2090, STMB Properties, LLC, 557-565 Morris Avenue, BLOCK 404, LOTS 5-9**
(Carried to special meeting on 7/27/22)
- **Application: ZB-22-2129, Mike & Amy Pollack, 141 Oak Ridge Avenue, BLOCK 4802, LOT 8**
- **Application: ZB-22-2128, Daniel Liberman & Cristina Sierra, 129 Whittredge Road, BLOCK 2502, LOT 21**
- **Application: ZB-22-2123, Daniel Meiseles, 26 Joanna Way, BLOCK 5604, LOT 5**
- **Application: ZB-21-2119, Michael & Nancy Polisin, 29 Plymouth Road, BLOCK 5101, LOT 9**
(Carried to 9/7/22)

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-22-2129, Mike & Amy Pollack, 141 Oak Ridge Avenue, BLOCK 4802, LOT 8

The applicant is requesting (c) – variance relief for lot coverage to construct a rear 1-story addition and patio. Ms. Amy Pollack was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. Pollack's testimony. Mr. David Rosen was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Rosen'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 June 8, 2022 annexed hereto as **Exhibit A**.
2. The applicants will move an existing encroaching shed a minimum of 1.4 feet so that it no longer encroaches on the neighboring property.

A motion of approval was made by Ayman Maleh and was seconded by Elizabeth Newell.

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

 NO: None were opposed

Application: ZB-22-2128, Daniel Liberman & Cristina Sierra, 129 Whittredge Road, BLOCK 2502, LOT 21

The applicant is requesting (c) – variance relief for lot coverage to construct 1st and 2nd story additions. Mr. Dniel Liberman was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Liberman’s testimony. Mr. David Rosen was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Rosen’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 June 8, 2022 annexed hereto as **Exhibit A**.
2. The Board shall retain drainage jurisdiction for a period of two years from the issuance of a certificate of occupancy.
3. The applicant is to submit a landscaping plan addressing screening to the City Forester for his review and approval.
4. The applicant will take steps to ensure the survival of a sugar maple tree on the neighbor’s property in consultation with the City Forester.

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

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

NO: None were opposed.

Application: ZB-22-2123, Daniel Meiseles, 26 Joanna Way, BLOCK 5604, LOT 5

Mr. A. Jude Avelino of Avelino Law represented the applicant. The applicant is requesting (c) – variance relief for steep slopes to install a patio. Mr. Ryan Smith sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Smith’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 22, 2022 annexed hereto as **Exhibit A**.
2. The Board shall retain drainage jurisdiction for a period of two years after completion of construction.

A motion of approval was made by Thomas Ucko and was seconded by Scott Loikits.

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

NO: None were opposed.

The Board memorialized the following Resolutions:

- None

The Board memorialized Minutes from:

- None

The meeting concluded at 9:15 p.m.

Joseph Steiner
Vice Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment