

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
Thursday, July 6, 2023**

The July 6, 2023, meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m., with three applications on the meeting's agenda.

Adequate Notice Statement

The meeting commenced with the Adequate Notice Statement, where Acting Chairperson Newell informed the public 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.

The Board Members listed below were present for tonight's meeting. Board Secretary Ms. Soulios called the Roll:

- Acting Chairperson, Elizabeth Newell
- Walter Gonzalez
- Ayman Maleh
- Alternate 1, Claire Toth
- Alternate 3, Jay Fehskens
- Alternate 4, Thomas Ucko

The Board Members listed below were excused from tonight's meeting.

- Chairman, Steven Spurr
- Vice Chairman, Joseph Steiner
- David Mollin
- Scott Loikits
- Alternate 2, Diana Sajer

Board Attorney Andy Ball and Secretary Stephanie Soulios were present.

IN THE MATTER OF THE AGENDA:

Acting Chairperson Newell reviewed the agenda for the evening. The following applications were ready to proceed:

- **Application: ZB-23-2191, 10 Lowell Avenue, Vicki Grapsas and Renato Torres, BL: 503 L: 19, C variance and D variances for added building coverage and FAR. Proposed addition of new front entry canopy, mudroom, and family room on the first floor. Replacement of existing deck. Proposed second floor addition of bedroom, laundry room, and master bedroom.**
- **Application: ZB-22-2175, 185 Oak Ridge Avenue, Mark and Amy Lee, BL: 4801 L: 7, C and D variances for building height, maximum height of building, number of stories, FAR to build an addition on the back of the house.**
- **Application: ZB-22-2155, 252 Kent Place Boulevard, BL: 1401 L:6, C variance to relocate garage.**

City of Summit Zoning Board of Adjustment Meeting: The applications listed below were heard this evening.

- **Application: ZB-23-2191, 10 Lowell Avenue, Vicki Grapsas and Renato Torres, BL: 503 L: 19, C variance and D variances for added building coverage and FAR. Proposed addition of new front entry canopy, mudroom, and family room on the first floor. Replacement of existing deck. Proposed second floor addition of bedroom, laundry room, and master bedroom.**

Acting Chairperson Newell explained that this application will be carried to October 2, due to defective noticing. A vote was not needed to carry this matter. The applicants have been informed that the application is being carried to a later hearing date.

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- **Application: ZB-22-2175, 185 Oak Ridge Avenue, Mark and Amy Lee, BL: 4801 L: 7, C and D variances for building height, maximum height of building, number of stories, FAR to build an addition on the back of the house.**

The applicants Mr. Mark Lee and Ms. Amy Lee were sworn in by Mr. Ball. Mr. Lee introduced the application by saying that they bought their house last July and would like to redo their kitchen and expand it out the back of the house. They also want to add a family room and basement. The second floor, although it would not require a variance, will have a new master bathroom.

It was noted that no members of the public were present regarding this application.

Mr. Nicholas Giuliano, architect from Rosen, Kelly, Conway, was sworn in by Mr. Ball. He spoke about the project, stating that the proposal is primarily for a rear addition to the home. A new basement will be added, at a slightly lower level. In the front of the house, there will be an existing concrete pad removed. The project also proposes to enlarge the entry platform and columns. There will also be a new patio on the back of the addition.

The board had questions regarding comments made by the city forester about the pin oak tree and screening. The applicant stated they are willing to remove the decaying tree and plant evergreen trees in its place. The board also addressed the fire chief's comment regarding code, to which the applicant agreed they are willing to comply.

In conclusion, the Board, after careful deliberations, *approved* the variance requested, if the following conditions are met:

1. Compliance with conditions noted in Board Engineer's Memorandum.
2. Applicant shall submit a revised grading plan adding screening and landscape plans to board engineer and city forester for approval.

The motion to *approve* this application was made by Mr. Gonzalez and it was *seconded* by Mr. Ucko. A roll call vote was completed with the results listed below:

VOTE: **YES:** Acting Chairperson Newell, Mr. Gonzalez, Ms. Toth, Mr. Fehskens, Mr. Ucko,
 Mr. Maleh
 ABSTAIN: None
 NO: None

- **Application: ZB-22-2155, 252 Kent Place Boulevard, BL: 1401 L:6, C variance to relocate garage.**

Ms. Samantha Alfonso, attorney from Alfonso and Webber, LLC, was sworn in by Mr. Ball. Applicant, Mr. Roberto Roberti was also sworn in by Mr. Ball.

Ms. Alfonso spoke about Mr. Roberti's application, stating that he is seeking relief to relocate his garage. The proposal is for the garage to be relocated, turned, so that it is slightly away from the pool which was installed last year. This application was filed shortly following the pool installation, because the applicant knew he wanted to change the position of the garage. Mr. Roberti's application was not complete at that time, however, until a new survey was submitted showing the pool on the survey. The reason for his proposal is to allow safe access to the garage. **Exhibit A1**, a photo set taken on July 5, 2023, of the pool in relation to the garage, was displayed to highlight this argument. Two additional exhibits were also discussed: **Exhibit A2**: Revised Variance Plans and Hearing Noted and **Exhibit A3**: Building envelope.

In conclusion, the Board, after careful deliberations, *approved* the variance requested.

1. Compliance with conditions noted in Board Engineer's Memorandum.
2. Applicant will provide final calculations of what is being removed and what is being kept.
3. Applicant shall submit a grading plan and fire rating to be approved by the fire chief.

The motion to *approve this application* was made by Ms. Toth and it was *seconded* by Mr. Fehskens. A roll call vote was completed with the results listed below:

VOTE: **YES:** Acting Chairperson Newell, Mr. Gonzalez, Ms. Toth, Mr. Fehskens, Mr. Ucko
 ABSTAIN: None
 NO: Mr. Maleh

The Board memorialized Minutes from:

- June 21, 2023

A voice vote was conducted, all were in favor, and none were opposed.


The Board memorialized Resolution from:

- **None**

Adjourn

The meeting concluded at 8:56 p.m.


Elizabeth Newell
Acting Chairperson
City of Summit


Stephanie Soulios
Board Secretary
City of Summit