

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
July 18, 2022**

The July 18, 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, Ayman Maleh, Scott Loikits, 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:**

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

- **Application: ZB-22-2131, Hightech Builders, LLC, 21 Hughes Place, BLOCK 4201, LOT 31**
- **Application: ZB-22-2133, Kristian & Natalie Lind, 41 Oakley Avenue, BLOCK 1703, LOT 13**
- **Application: ZB-22-2136, Keri & Mark Kociancic, 111 Whittredge Road, BLOCK 2502, LOT 16**
- **Application: ZB-22-2139, Tyler Morse, 25 Baltusrol Place, BLOCK 4201, LOT 6**

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

In the matter of:

**Application: ZB-22-2131, Hightech Builders, LLC, 21 Hughes Place, BLOCK 4201, LOT 31**

Mr. Anthony D'Alessandro of Avelino Law represented the applicant. The applicant is requesting (c) – variance relief for building coverage to construct a deck. Mr. Manish Kumar was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Kumar'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, denied the variances requested. In addition, the Board included the following conditions:

A motion to deny the application was made by David Mollin and was seconded by Ayman Maleh.

VOTE:       YES:   Elizabeth Newell; David Mollin; Ayman Maleh Claire Toth; Jaime Levine; Walter Gonzalez; Joseph Steiner

NO:   None were opposed

**Application: ZB-22-2133, Kristian & Natalie Lind, 41 Oakley Avenue, BLOCK 1703, LOT 13**

The applicant is requesting (d) – variance relief for FAR & (c) – variance relief to construct a covered patio and garage revision. Mr. Kristian Lind was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Lind's testimony. Ms. Natalie Lind was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Lind'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 July 11, 2022, annexed hereto as **Exhibit A**.
2. The applicant shall submit updated architectural plans confirming the correct final building coverage figure.

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

VOTE: YES: Elizabeth Newell; David Mollin; Ayman Maleh Claire Toth; Jaime Levine; Walter Gonzalez; Joseph Steiner

NO: None were opposed.

**Application: ZB-22-2136, Keri & Mark Kociancic, 111 Whittredge Road, BLOCK 2502, LOT 16**

The applicant is requesting (c) – variance relief for side-yard setback to install a generator. Ms. Keri Kociancic was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Kociancic's testimony. 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:

3. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum dated July 11, 2022 annexed hereto as **Exhibit A**, with the exception that the submission of digital plans shall not be required.
4. Screening shall be with fencing or with plantings that are mature enough to fully cover the height of the generator.

A motion of approval was made by Elizabeth Newell and was seconded by David Mollin.

VOTE: YES: Elizabeth Newell; David Mollin; Ayman Maleh Claire Toth; Jaime Levine; Walter Gonzalez; Joseph Steiner

NO: None were opposed.

**Application: ZB-22-2139, Tyler Morse, 25 Baltusrol Place, BLOCK 4201, LOT 6**

The applicant is requesting (c) – variance relief for building coverage and front-yard setback to construct a garage. Mr. Tyler Morse was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Morse's testimony. Mr. Peter Korzen was sworn in by Mr. Ball and provided his testimony to the board as a licensed engineer. The Board then asked questions regarding Mr. Korzen's testimony. 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:

5. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum dated July 12, 2022 annexed hereto as **Exhibit A**.
6. Revised plans reflecting the updated garage length of 21 feet will be submitted to the City.

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

VOTE: YES: Elizabeth Newell; David Mollin; Ayman Maleh Claire Toth; Jaime Levine; Walter Gonzalez; Joseph Steiner

NO: None were opposed.

**The Board memorialized the following Resolutions:**

- 141 Oak Ridge Avenue
- 26 Joanna Way
- 129 Whittredge Road

**The Board memorialized Minutes from:**

- June 20, 2022

The meeting concluded at 9:30 p.m.

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Joseph Steiner  
Vice Chairman  
City of Summit  
Zoning Board of Adjustment

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Christopher Nicola  
Board Secretary  
City of Summit  
Zoning Board of Adjustment