

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
Wednesday, September 6, 2023

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

Adequate Notice Statement

The meeting commenced with the Adequate Notice Statement, where Chairman Spurr 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:

- Chairman, Steven Spurr
- Vice Chairman, Joseph Steiner
- David Mollin
- Walter Gonzalez
- Elizabeth Newell
- Alternate 1, Claire Toth
- Alternate 3, Jay Fehskens
- Alternate 4, Thomas Ucko

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

- Alternate 2, Diana Sajer
- Scott Loikits
- Ayman Maleh

IN THE MATTER OF THE AGENDA:

Chairman Spurr reviewed the agenda for the evening. The following application was ready to proceed:

- **Application:** ZB-23-2192, 42 Norwood Avenue, Kent Place School, BL: 1901 L: 1, (D) variance, conditional use, (C) variance, site plan, for proposed addition to modernize the arts and athletics facilities.

Mr. Peter Wolfson from Day Pitney introduced the application for Kent Place School. He stated that the applicant is seeking preliminary and final site plan approval. Mr. Wolfson stated that the applicant plans to make improvements through the new building additions. The improvements will be for the arts and athletics buildings.

Exhibit A1 was introduced and discussed, as *6 sheet presentation*.

Mr. Wolfson reviewed the comments from the city's administrative professionals and confirmed that the applicant is willing to comply with the recommendations made. Mr. Wolfson also stated that two TRC meetings were held regarding this application. Mr. Wolfson said they were attended with their intent to comply with recommendations from the city of Summit. Mr. Wolfson added that the applicant also held a community meeting, inviting those within 200ft of the school to attend.

The board had questions regarding the testimony provided by Mr. Wolfson. A synopsis of the community meeting was requested. It was also asked if he could provide the maximum number of people of off hour activity, attending events after hours at the school.

Mr. Chris Bonner, Director of Operations from Kent Place School, was sworn in by Mr. Ball. Mr. Bonner answered the questions posed, stating that the neighbor's meeting spoke about mostly traffic, capacity of school, and parking. Mr. Bonner stated that there is no plan to increase enrollment with this project, therefore, they do not anticipate new traffic generated, which he stated is why a traffic study was not conducted by the applicant. Mr. Bonner further explained that the purpose of the project is to update the facilities. No third-party events will be held during the school day, and Mr. Bonner commented that the school will continue to be selective regarding the events being held outside of school hours.

Questions from the community were permitted following Mr. Bonner's testimony. This resulted in the following questions.

Mr. Jeff Gale residing at 13 Lorraine Court asked about light pollution. Mr. John Timiney residing at 20 Sherman Avenue asked about accommodations for vans during the construction phase. Mr. Steve Waxman residing at 4 Lorraine Road asked about parking and traffic flow; specifically traffic overflow, signage, and expected changes of the flow. Mr. Kournev residing at 9 Norwood Avenue asked if a formal traffic flow assessment was made. Mr. Dominic Zurakowski residing at 3 Lorraine Road asked if parents use the school parking lot, or if they are parking the overflow when they drop their children off. He also wanted to know the history of the school's enrollment. Ms. Irina Schneid residing at 10 Crescent Avenue and Dr. Rachel Levy had similar questions regarding traffic flow. Mr. Stephenson wondered about tax benefits of this project. Mr. Aiden Gillespie residing at 2 Sherman Avenue had questions regarding security for the school. It was revealed by Mr. Bonner that 8 new security officers will be employed for the safe drop off and pick up during school hours.

The engineer for this project, Mr. Rob Walsh from EI Associates, provided his testimony for Kent Place School. Mr. Walsh displayed photos of the school taken on June 2023, which he states is an accurate depiction of the school's current conditions. Mr. Walsh also displayed an aerial site plan of the school, which showed that the school is under maximum lot coverage permitted.

Mr. Walsh also spoke about parking and stated that there are currently 194 spaces on the school's main campus, with 200 spots being proposed. There will be striping done for the parking spots.

New water piping is being proposed for this project. There will be a fire department connection located on Norwood Avenue. Stormwater facilities will be located on the western part of the campus. There will be two rain gardens.

There will be 19 trees removed for this project, and 22 replanted.

Regarding lighting, there are currently 10 fixtures that do not comply with mounting height; and 8 lights that do comply.

Following Mr. Walsh's testimony, Ms. Sheth, Board Engineer, asked if drainage will be added for the temporary parking. Mr. Walsh confirmed that it will be added.

Following Mr. Walsh's testimony, questions were open to community members. Mr. BJ Cohan residing at 4 Sherman Avenue asked if there will be lighting at the temporary student parking area. Mr. Walsh confirmed that there will be lighting. Ms. Schneid asked about different lighting configuration. Mr. Jeff Gale residing at 13 Lorraine Road and Ms. Jennifer Balson-Alvarez residing at 21 Sherman Avenue also had similar questions regarding lighting structures.

Following careful deliberation by the board, it was decided that 42 Norwood Avenue, the application for Kent Place School, will be carried to the meeting of September 18, 2023, waiving the board to act on this matter. Kent Place School is being carried without further notice to this date of September 18, 2023.

A motion was made to **carry** this application by *Ms. Newell*. It was seconded by *Mr. Mollin*.

The roll call vote resulted in the following:

YES: Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Ms. Toth, Mr. Fehskens.

NO: None

ABSTAIN: None.

The Board memorialized the following resolutions:

- **79-105 New England Avenue, New England Summit Associates, BL: 1804 L: 7, ZB-22-2153-2. The eligible voting members are Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Mollin, Mr. Gonzalez, Ms. Toth, Mr. Fehskens.**

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

VOTE: **YES:** Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Ms. Toth, Mr. Fehskens.

ABSTAIN: None

NO: None

- **9 Crest Acre Court, Michael and Katelyn Luke, BL: 1101 L: 9, ZB-23-2194. The eligible voting members are Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Ucko, Mr. Mollin, Mr. Fehskens.**

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

VOTE: **YES:** Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Ucko.

ABSTAIN: None

NO: None

- **75 Tulip Street, Anthony and Erika Papeo, BL: 3208 L: 2, ZB-22-2173. The eligible voting members are Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Maleh, Mr. Mollin, Mr. Loikits**

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

VOTE: **YES:** Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Ucko
 ABSTAIN: None
 NO: None

- **6 Hillcrest Avenue, John C. Hensel, BL: 1101 L: 23, ZB-23-2193. The eligible voting members are Vice Chairman Steiner, Mr. Gonzalez, Mr. Ucko, Mr. Mollin, Mr. Maleh, Ms. Toth.**

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

VOTE: **YES:** Vice Chairman Steiner, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Ms. Toth, Mr. Ucko.
 ABSTAIN: None
 NO: None

The Board memorialized Minutes from:

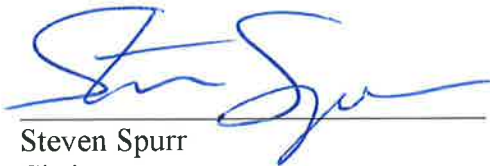
- August 7, 2023

A motion of *approval* was made by Ms Toth and was seconded by Mr. Mollin.

A voice vote was conducted, excluding members who were excused that evening, which were Mr. Loikits, Mr. Maleh, and Ms. Sajer. All were in favor, and none were opposed.

Adjourn

The meeting concluded at 10:45 p.m.



Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment



Stephanie Soulios
Board Secretary
City of Summit
Zoning Board of Adjustment