

UNION BOARD OF ADJUSTMENTMEETINGMARCH 2, 2016

The Board of Adjustment of the Township of Union convened its regular meeting on March 2, 2016, pursuant to the Sunshine Law of the State of New Jersey, at 7:35 p.m., and the following members were present: Petkov, Ciampi, Alexander, Demovic and Wiley. Absent were Galante, Melegh, Howe and DiGiovanni. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Menguso, Building Inspector; and Tiffany Abrantes, Meeting Clerk.

Mr. Petkov then asked for the approval of the minutes of the February 24, 2016 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Wiley. All members present were in favor.

Mr. Petkov then asked for communications and Mr. Menguso advised there were no communications, and, hence, there were none to be read.

The first and only matter to come to the attention of the Board was Calendar No. 3268, Karen Oserie and Maria Henae, for continued hearing. The matter had been heard at the February 24, 2016 meeting and was adjourned to allow the applicant to bring in proofs to try to convince the Board that the applicant was entitled to a variance. Karen Oserie came forward and advised the Board that she had pictures and proofs to present to the Board. Mr. Pansulla advised that after the last meeting, he had marked into evidence the seven page packet that was originally submitted for the permit. Ms. Oserie advised that she only had one set of the photographs which she was presenting to the Board. The pictures were showing the applicants house and other houses on the street showing their front steps. Mr. Pansulla then marked the 13 photographs into evidence, A-3 to A-15. Ms. Oserie then advised she would like to recall Gerry Espinosa to again testify. It should be noted there were no questions of the witness from the audience.

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Gerry Espinosa came forward to testify about the photographs presented. Mr. Espinosa then came forward and then authenticated the photographs and what was contained in each photograph. Mr. Pansulla advised the applicant that only five Board members were present and she needed three out of five votes for approval. Mr. Espinosa advised that the basement is not finished. He advised there will be a new sliding door in the back, which will be above ground level. He advised there is no intention at the moment to finish the basement. He will be living in the home when it is completed with his family. The Board members had many questions about the new steps and which way they should be facing. The witness advised that he would like his steps to look like all the other steps in the neighborhood. After his testimony was completed, there were no questions from anyone in the audience. Mr. Petkov then called for comments from the public and no one came forward to comment for or against the application. The Board then went into conference on the matter. The Board members at first were split as to the way the steps should be built. Two of the members was leaning to have the steps facing the driveway with no platform in the front. Two of the members were in favor of erecting the steps as all the other houses on the street. After discussion between the members, it was decided to build the steps to match the existing homes in the neighborhood. The applicant through Mr. Espinosa agreed that the application will be reviewed by the Building Department to make sure the steps will be uniform and accommodating to the neighborhood and not a substantial detriment. Mr. Petkov then asked for a motion and Mr. Wiley then made a motion to grant the variances applicable to the application and that counsel is directed to prepare a resolution consistent with the Board's decision, which was seconded by Mr. Ciampi. On the vote: Wiley, yes; Alexander, yes; Ciampi, yes; Demovic, yes; and Petkov, yes.

3.

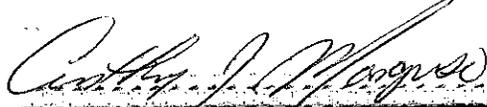
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The Resolution of Approval will be read at the March 16, 2016 meeting. The applicant will submit new plans with the changes.

There being no further business to come to the attention of the Board, Mr. Demovic then made a motion to adjourn which was seconded by Mr. Ciampi. The meeting was adjourned at 8:30 P.M.

Respectfully submitted,



ANTHONY MONGUSO,
BOARD OF ADJUSTMENT SECRETARY