

UNION BOARD OF ADJUSTMENTMEETINGJULY 20, 2016

The Board of Adjustment of the Township of Union convened its regular meeting on July 20, 2016, pursuant to the Sunshine Law of the State of New Jersey, at 7:30 p.m., and the following members were present: Galante, Petkov, Ciampi, Demovic, Howe, DiGiovanni, Alexander and Saraiva. Absent was Wiley. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Building Inspector; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the July 13, 2016 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni which was seconded by Mr. Howe. All members were in favor with the exception of Ms. Alexander and Mr. Saraiva who abstained since they were not present for the July 13, 2016 meeting.

Mr. Galante then asked for communications and Mr. Monguso advised that none had been received, and hence, there were none to be read.

The first matter to come to the attention of the Board was Calendar No. 3278, Slrcid Fines and Chun Ming, for Resolution of Approval. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval, containing findings of fact and conclusions and had presented the Board with a Resolution of Approval; copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections, and Mr. Petkov then made a motion that the Board adopt the Resolution of Approval as written as accurately memorializing the previous findings of the Board, which was seconded by Mr. Ciampi. On the vote: Ciampi, yes; Howe, yes; DiGiovanni, yes; Demovic, yes; and Petkov, yes.

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The next matter to come to the attention of the Board was Calendar No. 3277, My House Design, Inc., for a new free standing sign, for Resolution of Approval. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval, containing findings of fact and conclusions and had presented the Board with a Resolution of Approval; copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections, and Mr. Petkov then made a motion that the Board adopt the Resolution of Approval as written as accurately memorializing the previous findings of the Board, which was seconded by Mr. Howe. On the vote: Petkov, yes; Ciampi, yes; Howe, yes; Demovic, yes; Alexander, yes; and Galante, yes.

The next matter to come to the attention of the Board was Calendar No. 3279, 410 Clermont Terrace Co., to expand commercial laundry use. Emily J. Weiner, Esq. came forward on behalf of the applicant. Ms. Weiner gave a brief overview of the matter and stated she would be calling two witnesses and three if necessary. Ms. Weiner then called Eric Wilson, a licensed professional engineer, to testify. He gave his qualifications and was accepted to testify. He advised the Board that Cintas currently utilizes 22,776 square feet for a floor cleaning operation and 1,531 square feet for office use. He advised that as part of this application, the applicant wishes to expand the operation and utilize an additional 12,678 square feet for office use. He advised there will be adequate parking on site and that the site improvement will include the installation of two overhead doors, removal of some impervious pavement, removal of existing fencing on the north and west sides of the building, restriping of parking along the northerly and westerly exterior and installation of sliding gates in the parking lot near the northwest and northeast corners of the building.

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Mr. Pansulla then marked the application, site plan, and a survey, plus a colored sheet of the plans into evidence. He advised new fencing for the trucks. He advised there will be no changes in the operations. They just need additional space. He advised that the drive aisle will accommodate fire trucks, if necessary. He advised that a double row of white pines will be installed to shield the neighbors. Mr. Pansulla reminded the applicant that the conditions contained in the 2014 approval will extend to this application. The applicant advised the Board that two of the three machines that were granted in the last application are now in service. The third is not in operation yet. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross-examination on the testimony given and no one came forward to question the witness. Ms. Weiner then called, Michael J. Tobia, a professional planner, who gave his credentials and was accepted to testify. He advised that the proposed application will be an office expansion. He advised the business is doing well and they need more space. He advised there are 80 employees on site and will remain at 80. He advised the new space will be designated as office space. The commercial laundry machines will not be moved into the new space. He advised the applicant is taking warehouse space and making it into office space. As noted above, the employees will stay the same. He advised the applicant will have more than the amount of parking spaces required. He advised that 49 white pine trees will be added for buffering, plus new fencing. He advised that the new space will not increase parking or traffic in the area. He stated that the use is permitted in the zone, and stated what other uses the space could be put to. He advised that the proposed use will not create a substantial detriment to the neighborhood. He advised there is space to park up to 41 trucks on the property but only 25 are needed at this time.

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He advised that with the new lease agreement, the car storage will be eliminated and Volkswagen will have to find a new storage area. Ms. Weiner advised the Board that the applicant would prevent mechanical sounds from emanating from the building. These controls will be maintained should the Board grant approval. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross-examination on the testimony given and no one came forward to question the witness. Ms. Weiner then called William Getta, Plant Manager, at Cintas. He has been employed for 23 years. He advised any noise complaints would be addressed by the company if there are any. He advised that the company put sound guards around the vents where the noise leaves the building. He advised that the company changes its seals and nozzles every three months to avoid noise. He was asked about a sign on the lawn looking for new hires. He advised there is no sign on Clermont Terrace but there may be a sign on Green Lane, their sister company. After several other clarifying questions by the Board, Mr. Galante opened the witness to the public for cross-examination on the testimony given and no one came forward to question the witness. Ms. Weiner advised she had no further witnesses. Mr. Galante then opened the matter up for public comments and no one came forward to testify for or against the application. Ms. Weiner then gave a brief closing statement urging the Board to grant the application. The Board then went into conference on the matter. She also advised the Board that the applicant would comply with the comments of the Township Engineer. The Board had no problems with the application. They felt the positives outweighed negatives. They felt the planning criteria had been met. They also felt the property was particularly suited for the proposed use. Mr. Galante then asked for a motion and Mr. Petkov then made a motion that the Board grant the variances applicable to the

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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: Demovic, yes; Petkov, yes; Ciampi, yes; Howe, yes; DiGiovanni, yes; Alexander, yes; and Galante, yes. The Resolution of Approval will be read at the August 17, 2016 meeting.

There being no further business to come to the attention of the Board, Mr. DiGiovanni then made a motion to adjourn which was seconded by Mr. Demovic. The meeting was adjourned at 8:25 P.M.

Respectfully submitted,



ANTHONY MONGUSO,

BOARD OF ADJUSTMENT SECRETARY