

UNION BOARD OF ADJUSTMENTMEETINGAPRIL 27, 2016

The Board of Adjustment of the Township of Union convened its regular meeting on April 27, 2016, pursuant to the Sunshine Law of the State of New Jersey, at 7:35 p.m., and the following members were present: Galante, Petkov, Ciampi, Wiley, Demovic, Howe, and Alexander. Absent were DiGiovanni and Melegh. 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 April 20, 2016 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Demovic. All members present were in favor of the motion.

Mr. Galante then asked for communications and Mr. Monguso 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. 3272, Sun Union, LLC, c/o Sunequity Partners, for additional signage for approved shopping center. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the signs that the applicant was requesting and that he would be calling three witnesses to testify. Mr. Pansulla then marked the application and the amended site plan into evidence. Mr. Hehl then called Charles Mannino to testify. He is employed by Sun Union, LLC and advised that his company likes to work on projects like the one proposed. He advised they like to make the community better and that good tenants will be drawn into a good facility. He advised that environmental remediation and a demolition have been performed. He advised that the shopping center will be built shortly. He advised that the new tenant will be L.A. Fitness. He advised that signage is very important to the developer and the tenants. He advised a health club will draw additional tenants.

MEETINGAPRIL 27, 2016

He advised L.A. Fitness will be the anchor store and that is the reason that they are coming in for the relief. 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. Mr. Hehl then called James O'Sullivan, a representative of L.A. Fitness, to testify. He is Director of Development in the northeast. His job is to locate sites for L.A. Fitness and then working with the municipalities on getting sites permitted and hiring the appropriate people and getting the site built. He has been with his company for 12 years and has worked on 65 L.A. Fitness projects. He advised there are three or four more under construction. He advised that one just opened recently in Clark, New Jersey. He felt this was a good location for the new L.A. Fitness. He advised that recently they changed the look of the facade. Also, the interiors will be more updated. He advised the signs will be individual channel letters. It will be internally illuminated. It will be a neat clean and classy sign, and not a lot of colors. He advised that he would like the signs to be visible from the major roadway to allow drivers to locate the facility and not drive by it. He advised that because the site has some access constraints, signage will be important. He advised that the proposed signs are consistent with other facilities and corporate logo sizes and content. The signs generally have three foot or five foot letters. 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. Mr. Hehl then called John Manille, a professional engineer, who gave his qualifications and was accepted to testify. He presented two exhibits which were marked and from which he testified. He testified to the number of signs proposed which would be six.

MEETINGAPRIL 27, 2016

He advised that two additional wall signs are proposed. He advised one eight foot above ground sign will be erected at four feet. Vertical dimension of wall sign, five feet proposed. Wall signs are two 90 square foot signs proposed and 1 231.5 square foot sign proposed and one wall sign proposed for the second story. He advised that the proposed signs will be suitable for the building. He advised that the applicant would have no problem complying with the comments of the Township Engineer. He advised that the old pylon will be taken down and new one erected. After several clarifying questions by the Board, Mr. Galante opened the witness for cross-examination on the testimony given and no one came forward to question the witness. Mr. Hehl advised he had no further witnesses and Mr. Galante asked for comments from the public and no one came forward to speak for or against the application. Mr. Hehl then gave a brief closing statement urging the Board to grant the requested signs. The Board then went into conference on the matter. They felt there would be no negative impact and that the signs will be a positive for the site. They felt the business will bring in good tenants. They saw a need for the new signs. Mr. Galante then asked for a motion and Mr. Petkov then made a motion that the Board grant the variances applicable to this application and that counsel is directed to prepare a resolution consistent with the Board's findings, and decision, which was seconded by Mr. Ciampi. On the vote: Wiley, yes; Petkov, yes; Ciampi, yes; Howe, yes; Demovic, yes; Alexander, yes; and Galante, yes. The Resolution of Approval will be read at the May 18, 2016 meeting.

Before the meeting adjourned, Mr. Pansulla advised that the Board did convene for a summary of the litigation that is pending in Lamar Advertising vs. the Township of Union, as well as the Zoning Board of Adjustment. Mr. Pansulla updated the Board on that.

MEETINGAPRIL 27, 2016

There being no further business to come to the attention of the Board, Mr. Howe then made a motion that the Board adjourn, which was seconded by Mr. Demovic. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,


ANTHONY MONGUSO,
BOARD OF ADJUSTMENT SECRETARY