

1.

UNION BOARD OF ADJUSTMENT

MEETING

JULY 13, 2016

The Board of Adjustment of the Township of Union convened its regular meeting on July 14, 2016, pursuant to the Sunshine Law of the State of New Jersey, at 7:30 p.m., and the following members were present: Petkov, Ciampi, Demovic, Howe, Wiley and DiGiovanni. Absent were Galante, Alexander and Saraiva. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Building Inspector; and Carmen Marano, Acting Meeting Clerk, on behalf of the absent Tiffany Abrantes, Meeting Clerk.

Mr. Petkov then asked for the approval of the minutes of the July 6, 2016 meeting and the minutes of that meeting were then moved by Mr. Howe and seconded by Mr. Ciampi. All members present were in favor with the exception of Mr. DiGiovanni who abstained from voting since he was absent for the July 6, 2016 meeting.

The first matter to come to the attention of the Board was Calendar 3274, Quality Laboratory Services, medical office/laboratory 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. Petkov then asked for a motion after there were no additions or corrections, and Mr. Ciampi then made a motion that the Board adopt the Resolutions of Approval as written as accurately memorializing the previous findings of the Board, which was seconded by Mr. Howe. On the vote: Demovic, yes; Ciampi, yes; Howe, yes; Wiley, yes; and Petkov, yes.

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The next matter to come to the attention of the Board was Calendar No. 3278, Alexis Phnes and Chun Ming to remove and rebuild garage. Before the testimony began, Mr. Pansulla read a communication from Chieu Pham and Marc Gilbert objecting to the application. They were asking that the Board deny the application. Mr. Pansulla advised that he was not marking the letter but will be placed in the case file. Chun Ming then came forward to testify. She testified that she resides in the home. She testified that she spoke to the neighbors about the application. Mr. Pansulla advised the applicant that she would have to compensate the neighbors for damages she or her contractor may cause. Mr. Ming agreed to that stipulation. She advised all present that if the garage is not repaired, the garage is going to collapse. She advised she is not using the garage now because of its condition. She advised she is not even using it for storage because it leaks. She advised that when it snows, she pays neighbors to park her car in their driveway. She knowledged that she does not have the proper setback in the rear for where the proposed structure is going, in addition to insufficient length of the driveway. She advised the home will remain a single family. After several clarifying questions by the Board, Ms. Ming called Thomas N. DiGiorgio, an architect, to testify. He gave his qualifications and was accepted to testify. It should be noted there were no questions of Ms. Ming from the audience. Mr. Pansulla then marked the plans, the architectural plans and three photographs into evidence. Mr. DiGiorgio advised that the garage is dilapidated. No car can be parked in the garage at the present time. In addition, the walls of the garage are failing. He further advised that the retaining walls on three sides are failing, plus the roof is failing. He advised the structure is block and has a concrete roof.

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He advised the property is in an RA zone and the applicant is asking for two variances. He advised they are looking to expand the garage toward the applicant's property so that a car can fit in the garage. The garage will have a nine foot door, in order to put a van inside the garage. He advised the proposed garage will be 24 feet deep by 15 feet wide. He advised the present garage is 13 feet wide and 22 feet deep. He advised that the garage will be rebuilt within the height limitations allowed. It will also be raised in order to put a higher door in. He advised that a four foot high vinyl fence will be built for privacy. He then testified from the photos which he produced of the garage. He advised that the retaining wall in the front is collapsing and that will be replaced. He advised the utility pole in the front of the home will not have to be removed. The witness stated that he had no problem cooperating with the representatives of the Township or Building Department and provide a structural engineer if need be. After several clarifying questions by the Board, Mr. Petkov opened the witness to the public for cross-examination on the testimony given and no one came forward to question the witness. Ms. Ming stated she had no further witnesses. Mr. Petkov then opened the public portion of the meeting for comments and no one came forward to testify for or against the application. The Board then went into conference on the matter. They felt the application should be granted. They viewed the application as a positive. They felt the repairs would enhance the property. Mr. Petkov then asked for a motion and Mr. DiGiovanni then moved that the Board 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; Ciampi, yes; Howe, yes; DiGiovanni, yes; Demovic, yes; and Petkov, yes. The Resolution of Approval will be read at the August 17, 2016 meeting.

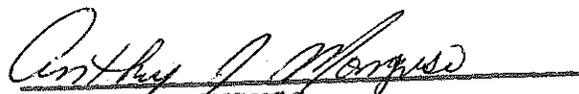
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There being no further business to come to the attention of the Board, Mr. DiGiovanni then made a motion to adjourn which was seconded by Mr. Howe. The meeting was adjourned at 8:15 P.M.

Respectfully submitted,



ANTHONY MONGUSO,
BOARD OF ADJUSTMENT SECRETARY