

UNION BOARD OF ADJUSTMENTMEETINGSEPTEMBER 7, 2016

The Board of Adjustment of the Township of Union convened its regular meeting on September 7, 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, DiGiovanni, Alexander and Saraiva. absentwere Howe and 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 August 24, 2016 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni which was seconded by Mr. Ciampi. All members present were in favor of the motion.

The first matter to come to the attention of the Board was Calendar No. 3282, Architectural Graphics, Inc., signage, 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: Demovic, yes; Petkov, yes; Ciampi, yes; DiGiovanni, yes; and Galante, yes.

The next matter to come to the attention of the Board was Calendar No. 3283, Ana Rodrigues Dias, to construct an addition with insufficient side yard setbacks. Manuel R. Grova, Jr., Esq. came forward on behalf of the applicant. Mr. Mr. Grova gave the Board a brief overview of the application and then presenting one witness.

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Mr. Grova then called Ana Rodrigues Dias to testify. She advised that she has owned the property for one year. The house is now vacant. She advised that she would like to expand the back of the house to increase the liveable space. She advised the addition will be 12 feet. She advised that the dining room living room and kitchen would be extended and that the master bedroom on the second floor will be increased. A bathroom will be added on the second floor. She advised she will not be living in the home but intends to sell same. She advised that the improvements will increase the value of the property. She advised that in her opinion it will increase the value of the other homes in the area. Mr. Pansulla then marked the plans into evidence. She advised she will work with the Building Department as far as drainage and other things. She advised the home will remain a one family. There is a basement but it will not be rented. She advised that the house will be completely sided when finished. She possibly intends to sell the home in the future but that has not been decided yet. She does not intend to live in the home. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross-examination on the testimony given and those coming forward to question the witness were Janice Jamison and Ajid Desai. She was advised that she is to stop throwing debris on the back of her property by Mr. Monguso. After the cross-examination, Mr. Grova advised he had no further witnesses. Mr. Galante then called for comments from the public and Ajid Desai came forward to object. His objection was he will have less of a view of Crawford Terrace. Janice Jamison came forward and stated after hearing the application and the comments, that she had no objection to the application. Mr. Saraiva, it should be noted, recused himself from the case as he is a friend of the applicant.

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After the objectors statements, Mr. Grove came forward to give a summation requesting the Board to grant the variance. The Board then went into conference on the matter. The Board, not unanimously, had no problems with the application. The majority felt the positive criteria had been met. They felt the improvements will beautify the home. They felt there would be no negatives to the application. Mr. Galante then asked for a motion and Mr. Petkov made a motion 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: Demovic, no; Petkov, yes; Ciampi, yes; DiGiovanni, yes; Alexander, yes; and Galante, yes. The Resolution of Approval will be read at the September 21, 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. Ciampi. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



ANTHONY MONGUSO,

BOARD OF ADJUSTMENT SECRETARY