

UNION BOARD OF ADJUSTMENT

MEETING

January 24, 2018

THE FOLLOWING NOTES FROM THE MEETING ARE NOT INTENDED AS A
VERBATIM TRANSCRIPT BUT RATHER AS A BRIEF SUMMARY OF THE WITNESSES
AND ACTIONS OF THE ZONING BOARD

The Board of Adjustment of The Township of Union convened its regular meeting on January 24, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Howe, Ciampi, Demovic, Wiley, Alexander, Saraiva and Galante. Absent was Petkov. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the January 17, 2018 meeting, and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Saraiva. All members present were in favor with the exception of Mr. DiGiovanni who abstained since he was absent for the January 17, 2018 meeting.

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

The first matter to come to the attention of the Board was Calendar No. 3316 Luis Goncalves, for a two family residential use with insufficient rear yard setback and other bulk variances. Howard D. Lipstein, Esq. came forward on behalf of the applicant. Mr. Lipstein gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application, architectural, and site plans.

Mr. Lipstein called upon his first witness, Sam Awad, architect of Archi Serv, LLC to testify. The witness gave his qualifications and was accepted to testify. Mr. Awad gave an overview of the architectural plans in detail. 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 on the testimony given.

Mr. Lipstein then called Celestino Mendes, owner, to testify. Mr. Lipstein questioned the witness and he is in agreement with the architect's testimony. 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 on the testimony given. Mr. Lipstein advised that he had no further witnesses.

Mr. Galante then opened the matter up for public comments, and no one from the public came forward to offer any comments. Mr. Lipstein then gave brief closing statement asking the Board to grant this application. The Board then went into conference on the matter. The Board felt this was a good application, and that the appropriate criteria had been satisfied.

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Mr. Galante then asked for a motion and Mr. DiGiovanni then 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: DiGiovanni, yes; Howe, yes; Ciampi, yes; Demovic, yes; Wiley, yes; Alexander, yes and Galante, yes. The Resolution of Approval will be read at the February 21, 2018, 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. Saraiva. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary