

UNION BOARD OF ADJUSTMENT

MEETING

February 7, 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 February 7, 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, Saraiva and Galante. Absent was Petkov and Alexander. 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 24, 2018 meeting, and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Howe. All members present who were eligible to vote were in favor.

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. 3320 Delicious Fresh Pierogi, 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 has 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. DiGiovanni 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: DiGiovanni, yes; Howe, yes; Ciampi, yes; Demovic, yes; Saraiva, yes and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3319 New Cingular Wireless PCS, LLC. (AT&T), for generator installation. Christopher Quinn, Esq. came forward on behalf of the applicant. Mr. Quinn gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application, site plan and survey. Mr. Quinn then called upon his first witness Edward Iamiceli, P.E., of Tectonic Engineering and Consultants, as an engineer. The witness gave his qualifications and was accepted to testify. Mr. Iamiceli gave an overview of the site plan showing the proposed five hundred gallon propane tank and fifty kw generator placement on the existing compound. He advised that the equipment will be on a concrete slab. Mr. Iamiceli added into evidence spec sheets. 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.

MEETING

February 7, 2018

Mr. Quinn then called John Barree, PP., a planner, from Heyer Gruel and Associates, to testify. He gave his qualifications and was accepted to testify. Mr. Barree went over with the Board the variances and overview of the application. He testified that there is no negative impact to the surrounding community and the statutory criteria is satisfied through this application. 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. Quinn advised 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. Quinn 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.

Mr. Galante then asked for a motion and Mr. DiGiovanni then made a motion that the Board grant the site plan and 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; , Saraiva yes and Galante, yes. The Resolution of Approval will be read at the February 28, 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 8:00 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary