

UNION BOARD OF ADJUSTMENT

MEETING

February 28, 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 28, 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, Petkov, Demovic, Alexander, Saraiva and Galante. Absent was Mr. Wiley. 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 February 21, 2018 meeting, and the minutes of that meeting were then moved by Mr. Howe and seconded by Mr. Saraiva. All members present who were eligible to vote were in favor with the exception of Mr. DiGiovanni and Mr. Galante who abstained since they were absent for the February 21, 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. 3319 New Cingular Wireless PCS, LLC. (AT&T), 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. Ciampi 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. DiGiovanni. On the vote: Howe, yes; Demovic, yes; and Alexander, yes

The next matter to come to the attention of the Board was Calendar No. 3314 Joaquim Sousa, for conversion of office space on second floor to a residential apartment. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter as it had been carried from prior meetings. Mr. Galante then opened the matter up for public comments. Mr. Hehl then gave a 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 as this was a unique situation where the property had been used for residential in the past, and fronted on two streets with separate entrances. Mr. Galante then asked for a motion and Mr. Petkov 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: Petkov, yes; Ciampi, yes; Howe, yes; Demovic, yes; Saraiva, yes and Galante, yes. The Resolution of Approval will be read at the March 14, 2018, meeting.

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The final matter to come to the attention of the Board was Calendar No. 3323 NGA Millworking, LLC, for a furniture manufacturing facility. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application and site plan. Mr. Hehl then called upon his first witness William R. Vogt, Jr., of L2A Land Design, LLC, as an engineer. The witness gave his qualifications and was accepted to testify. Mr. Vogt added into evidence colorized pages from the site plan and aerial images. He gave an overview of the loading docks and where they are located. Mr. Vogt reviewed the site plan and comments from the Township Engineer and setbacks for the existing building which were not proposed to change. He then added into evidence a parking layout and 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. Mr. Hehl then called Eric LoGiudice, owner of NGA Millworking, to testify. Mr. Logiudice gave an overview of what his company manufactures. Mr. Hehl added into evidence an NGA Millworking pamphlet, information on Manhattan Chair, violations and taxes that were taken care of, employees' transportation, and landscaping and facade plan. Mr. LoGiudice advised that he cleaned the property and paid up the back taxes. He also went over the hours of operation and type of delivery trucks that would visit the location. 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. Hehl then called his final witness, Nicholas A. Graviano, planner, of Graviano Design Group. The witness gave his qualifications and was accepted to testify. He went over with the Board the variances. He testified that there is no negative impact to the surrounding community. 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. Hehl advised he had no further witnesses. Mr. Galante then opened the matter up for public comments and Bruce Leff came forward as the neighboring property owner. Mr. Hehl 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. Petkov 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. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, yes; Perkov, yes; Demovic, yes; Alexander, yes and Galante, yes. The Resolution of Approval will be read at the March 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 8:45 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary