

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

April 11, 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 April 11, 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, Wiley, Demovic, Alexander, Saraiva and Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the April 4, 2018 meeting, and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Howe. All members present who were eligible to vote were in favor. Mr. DiGiovanni abstained since he was absent for the April 4, 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. 3321 Cintas Corporation, 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. 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. Howe. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, yes; Petkov, yes; Wiley, yes; Demovic, yes and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3291 Samuel Casternovia, for six residential units added to existing permitted uses, including a new warehouse that is proposed. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter and the witnesses that he would be presenting. Mr. Hehl then called his first witness Robert E. Coleman, architect, from Coleman Architects, to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, architectural plan and site plan. Mr. Coleman summarized the architectural drawings, stating that the applicant is upgrading the property. He gave a review of the floor plans including the ADA units and exterior of building. 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.

MEETING

April 11, 2018

Mr. Hehl then called his next witness, Edward S. Dec, civil engineer, of Guarriello & Dec Associates LLC. The witness gave his qualifications and was accepted to testify. Mr. Dec gave a review of the site plan and variances needed. He summarized the proposed parking and existing conditions of the lot. 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. Mr. Hehl then called his final witness Hal Simoff, traffic engineer and planner, from Simoff Engineering Associates, to testify. The witness gave his qualifications and was accepted to testify. Mr. Simoff added into evidence an aerial photo of the lot. He gave a brief overview of the traffic impact and authenticated the aerial photo. Mr. Simoff stated there are no negative impacts for parking or traffic due to the peak time for the residential units are when the warehouse is closed. Mr. Simoff added into evidence a truck turning template for garbage pickup. He stated the Applicant is providing work force housing for the area through the proposed residential units. He testified that there is no negative impact to the surrounding areas. 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. There were no further witnesses. Mr. Hehl gave a brief summation. The Board deliberated on the testimony and concluded that this was a good application, meeting the legal criteria for variance relief and site plan approval. 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; Petkov, yes; Demoivc, no; Wiley; yes and Galante, yes. The Resolution of Approval will be read at the May 2, 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 8:32 p.m.

Respectfully submitted,

---

Anthony Monguso, Board of Adjustment Secretary