

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

April 25, 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 25, 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 and Saraiva (late). Absent were: Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Meeting Clerk.

Mr. Petkov then asked for the approval of the minutes of the April 18, 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 18, 2018 meeting.

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

The only matter to come to the attention of the Board was Calendar No. 3322 Lioni Lattacini, for an addition and renovation. 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 Darrell F. Alvarez, an engineer and architect, from Comito Associates, to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan and revised cover sheet. Mr. Alvarez gave a review of the lot and its setbacks. He also reviewed the first and second floor plans including signage. After several clarifying questions by the Board, Mr. Petkov 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 next witness, Radomir Stevanovic, quality control representative of Lioni Lattacini. Mr. Stevanovic summarized the daily routine and the need for the addition. He stated there are no additional employees. After several clarifying questions by the Board, Mr. Petkov 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 next witness, Joseph Staigar, traffic engineer, of Dynamic Engineering. The witness gave his qualifications and was accepted to testify. Mr. Staigar reviewed the parking and the employees that drive to work. He stated there will be better parking and traffic flow for the employees and public. After several clarifying questions by the Board, Mr. Petkov 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.

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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. Petkov 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. Petkov then opened the matter up for public comments and no one came forward. 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. Mr. Petkov 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 Petkov, yes. The Resolution of Approval will be read at the May 16, 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. Demovic. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary