

UNION BOARD OF ADJUSTMENT

MEETING

May 9, 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 May 9, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Ciampi, Demovic, Saraiva, Wiley, Petkov and Howe. Absent was Galante and Alexander. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Zoning Board Secretary/Construction Official; Carmen Marano, Meeting Clerk, and Roseanne Costello, Administrative Clerk.

Mr. Petkov then asked for the approval of the minutes of the April 25, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Howe. All members present were in favor.

Mr. Petkov 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. 3324 Sergio Nobre, to convert a single family into a two family residential structure. The applicant requested the matter to be adjourned due to not having counsel present. Mr. Pansulla had the Applicant confirm on the record that he waived any time constraints confronting the Board to allow for the adjournment. Mr. Demovic then made a motion to adjourn Calendar No. 3324, Sergio Nobre, 119 Elmwood Avenue, Union, New Jersey to June 20, 2018 which was seconded by Mr. DiGiovanni. All members present were in favor. The matter was adjourned without future public notice.

The final matter to come to the attention of the Board was Calendar No. 3325, 1664 Stuyvesant Avenue Realty Corp., 1664 Stuyvesant Avenue, Block – 5406 Lot-14.01, Mixed use, 3 story, 16 unit residential building with one commercial space and parking. Stephen Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter and the witnesses he would be presenting. Mr. Hehl then called his first witness, Eric Sudman, Neglia Engineering Associates to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan, architectural plans, drainage calculations, and exhibits offered by the professionals explaining the project and changes from what was originally submitted. Mr. Sudman gave a review and summarized the site plan engineering details. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and two (2) residents came forward to cross examine the witness. The first resident, Manuel Castro, 2018 Edison Terrace had a question regarding parking and drainage system for this site.

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Mr. Sudman then reviewed the parking plan and drainage system for this site and answered the question. The next resident, Lance Anderson, 2022 Edison Terrace, had a question on what went into the traffic study. Mr. Sudman reviewed the information on the traffic study and answered the question.

Mr. Hehl then called his next witness, Daniel Angel Roma, Architect from Artek Studio. The witness gave his qualifications and was accepted to testify. Mr. Roma added into evidence an architectural rendering and colorized site plan. Mr. Roma gave a review of the architectural rendering and colorized site plan. He summarized the site plan and architectural drawings. After several clarifying questions by the board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and two (2) residents came forward. The first resident, Mr. Lance Anderson, 2022 Edison Terrace asked about how trash was maintained. Mr. Roma reviewed the information on how trash was maintained and answered the question. The next resident, Kelvin Roberts, 2020 Edison Terrace had a question on surveillance cameras on the site. Mr. Roma reviewed the information on surveillance cameras on site and answered the question.

Mr. Hehl then called his final witness, Michael J. Pessolano, as a Professional Planner. The witness gave his qualifications and was accepted to testify. Mr. Pessolano then put up a site plan rendering and explained and summarized the justification for the variances requested for this site. He offered a planning exhibit in further support of the application. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and one (1) resident came forward. Mr. Lance Anderson of 2022 Edison Terrace had a question on the setback. Mr. Pessolano reviewed the information on the setback and answered the question. There were no further witnesses.

Mr. Petkov then asked if there were any public comments. There were three (3) residents for public comment. The first resident, Kelvin Roberts, 2020 Edison Terrace came forward and stated he does not want to live near a multi-unit building because of parking and it may become too busy an area for residents. The next resident, Manuel Castro, 2018 Edison Terrace, stated he would like resident only parking. He was informed he can attempt that through the Township of Union, Clerk's Office. The last resident, Lance Anderson, 2022 Edison Terrace, stated that he did not want construction to impinge upon residents and he was informed that construction times and scope of work was regulated through the Building Department.

There were no further public comments. 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. Petkov then asked for a

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motion and Mr. DiGiovanni then made a motion that the Board grant the variances applicable to the application and that the 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 Petkov, yes. The Resolution of Approval will be read at the June 6, 2018 meeting

There being no further business to come to the attention of the Board, Mr. DiGiovanni made a motion to adjourn which was seconded by Mr. Ciampi. The meeting was adjourned at 9:40 pm.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary

