

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

May 16, 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 16, 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, Petkov and Wiley. Absent was Alexander, Saraiva and Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Zoning Board Secretary/Construction Official; John Damato, Meeting Clerk and Roseanne Costello, Administrative Clerk.

Mr. Petkov then asked for the approval of the minutes of the May 9, 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. 3322 Lioni Lattacini, Inc. 555 Lehigh Ave., Block-708, Lot-16.01 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. Petkov 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. Ciampi. On the vote: DiGiovanni, yes; Ciampi, yes; Demovic, yes; Howe, yes; Wiley, yes; and Petkov, yes.

The final matter to come to the attention of the Board was Calendar No. 3326 PSE&G, 1131 Springfield Road, Block -3701, Lot – 5, Public Utility Electrical Substation. Glenn C. Kienz, Esq. came forward on behalf of the applicant. At this point Mr. Ciampi recused himself as he is an employee of PSE&G. Mr. Kienz gave a brief overview of the matter and the witnesses he would be presenting. Mr. Kienz then called his first witness, James Gravina Project Manager of PSE&G to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence, the application, site plan, existing conditions survey, rendering of substation, drainage calculations and exhibits offered by professionals explaining the project details. Mr. Gravina gave a review and summarized the colorized rendering of the substation. It was confirmed as a condition that the applicant would either provide on the site, or satisfy a donation of trees as contemplated under the Township Ordinances. After several qualifying questions by

MEETING

May 16, 2018

the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Mr. Kienz then called his next witness, Eric J. Davis, Electrical Engineer to testify. The witness gave his qualifications and was accepted to testify. Mr. Davis added into evidence additional exhibits highlighting the site plan. Mr. Davis summarized the engineering details on storm water management. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Mr. Kienz then called his final witness, Kathy Hering, Senior Project Manager for DW Smith Associates. The witness gave her qualifications and was accepted to testify. As a Professional Planner, Ms. Hering explained and summarized the justification for the variances requested for this site. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

The public was given the opportunity to comment on the application generally, but no one came forward. Mr. Kienz 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 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. Howe. On the vote; DiGiovanni, yes; Howe, yes; Demovic, yes; Wiley, yes; and Petkov, yes. The Resolution of Approval will be read at the June 13, 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. Demovic. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary