

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

June 6, 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, June 6, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: Howe, Ciampi, Demovic, Saraiva, Petkov, Wiley and Galante. Absent was Alexander, and DiGiovanni. 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.

At 7:30 pm the Board convened in Closed Session and was provided with an update by Counsel on the litigation matter entitled Miller v. Union Zoning Board as noted on the Agenda. Counsel further advised the Board on matters protected by the Attorney Client privilege as it pertains to that litigation and settlement options. The Closed Session was adjourned at 7:40 pm.

The Public Session began at 7:42 pm. Mr. Galante then asked for the approval of the minutes of the May 23, 2018 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Demovic. All members present were in favor with Mr. Galante noting he was not present at the May 23, 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. 3325 for Resolution of Approval regarding 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 & parking. 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.

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Howe. On the vote: Howe, yes; Ciampi, yes; Demovic, yes; Petkov, yes; Wiley, yes; and Saraiva, yes.

The final matter to come to the attention of the Board was Calendar No. 3328 Timco Property 1, LLC, 2285 Route 22, West Block-3211 Lot-1,5,6 & 7 for an addition and changes to the existing body shop building. Diane Stolbach, Esq. of Hehl & Hehl as Counsel, came forward on behalf of the applicant. Ms. Stolbach gave a brief overview of the matter and the witnesses she would be presenting. Ms. Stolbach then called her first witness, Joseph Scibilia, Facility Manager of Timco/Planet Honda to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence, the application, site plan, architectural plans and exhibits offered by professionals explaining the project details. Mr. Scibilia gave a review and summarized the proposed addition and changes to the existing body shop. There were no questions from the Board. Mr. Galante opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Ms. Stolbach then called her next witness, John P. DuPont, of JDP Engineering to testify. The witness gave his qualifications and was accepted to testify. Mr. DuPont added into evidence an additional version of the site plan. Mr. DuPont summarized the engineering details on this site plan. After several qualifying questions from the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Ms. Stolbach then called her final witness, Edward A. Easse, Architect and Planner. The witness gave his qualifications and was accepted to testify. As a Professional Planner, Mr. Easse explained and summarized the justification for the variances requested for this site. He emphasized the pre-existing conditions were not being further disrupted, and the proposed addition and modifications for the existing paint spraying booth will result in an upgrade and improvement of the site. There were no questions from the Board. Mr. Galante 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. Ms. Stolbach 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.

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Petkov then made a motion that the Board grant the variances applicable to the application with site plan approval and that Counsel is directed to prepare a resolution consistent with the Board's decision which was seconded by Mr. Ciampi. On the vote;Howe, yes; Ciampi, yes; Demovic, yes; Petkov, yes;Wiley, yes; Saraiva, yes; and Galante, yes. The Resolution of Approval will be read at the June 20, 2018 meeting.

There being no further business to come to the attention of the Board, Mr. Howe made a motion to adjourn which was seconded by Mr. Ciampi. The meeting was adjourned at 8:20 pm.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary

