

UNION BOARD OF ADJUSTMENT

MEETING

June 13, 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 June 13, 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, Wiley and Petkov. Absent was DiGiovanni, Alexander, Saraiva and Galante. 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 June 6, 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.

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. 3326, PSE&G, 1131 Springfield Road, Block-3701 Lot-5 Public Utility Electrical Substation. 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. Howe 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. Demovic. On the vote: Howe, yes; Demovic, yes; Wiley, yes and Petkov, yes. Mr. Ciampi abstained from voting as he had previously recused himself.

The final matter to come to the attention of the Board was Calendar No. 3329, Johnell Benjamin, 12 Raymond Terr. Block-4813, Lot 13 Addition w/insufficient setbacks. At this point Mr. Howe recused himself as he lives within 200 feet of the property. Mr. Pansulla noted there was still a Quorum present. Mr. Johnell Benjamin, 12 Raymond Terrace, Vauxhall, NJ came forward as the applicant for the property. Mr. Benjamin gave his qualifications as the applicant and was accepted to testify. Mr. Pansulla noted the previous architectural plans that were marked into evidence offered by Architect Mr. Harry Rothstein explaining the project details. Mr. Benjamin gave a brief overview of

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the project explaining this is an addition of a bathroom for the family. Mr. Benjamin further explained the justification for these variances requested as a quality of life issue for his family with no negative impact on the area and actually will increase the property value. He confirmed that the property will remain as a single family residential use. Mr. Monguso noted there may be notice sent from the Engineering and/or Building Department for corrections to the firewall which was reiterated by Mr. Pansulla. It was confirmed on the record as a condition that the Applicant would satisfy all reasonable requests from the Township as a part of the permitting process. After several qualifying questions from the Board, Mr. Petkov opened the applicant 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. The Board deliberated on the testimony and concluded that this was a good application, meeting the legal criteria for bulk variance relief as noted . Mr. Petkov then asked for a motion and Mr. Ciampi then made a motion that the Board grant the variance applicable to the application and that Counsel is directed to prepare a resolution consistent with the Board's decision which was seconded by Mr. Demovic. On the vote, Ciampi, yes; Demovic, yes; Wiley, yes; and Petkov, yes. The Resolution of Approval will be read at the June 27, 2018 meeting.

There being no further business to come to the attention of the Board, Mr. Demovic then made a motion to adjourn which was seconded by Mr. Ciampi. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary