

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

JUNE 20, 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 20, 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, Saraiva, and Petkov. Absent was DiGiovanni, Alexander 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 13, 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. 3328 Timco Property, LLC, 2285 Route 22, West Block-3211 Lot-1,5,6 & 7, Addition to body shop building. 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. 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. Howe. On the vote: Howe, yes; Ciampi, yes; Demovic, yes; Wiley, yes; Saraiva, yes and Petkov, yes.

The final matter to come to the attention of the Board was Calendar No. 3324, Sergio Nobre, 119 Elmwood Ave, Block-4114, Lot-18, Convert 1 family into a 2 family (Carried for Continued Hearing). When the matter was called, no one came forward on behalf of the applicant. There were no communications received by the Board concerning this application. Mr. Pansulla noted for the record that the applicant was present at the May 9, 2018 Board of Adjustment Meeting and at that time, the applicant requested the matter be adjourned due to not having counsel present or wanting to obtain a planning consultation. The applicant then waived any time constraints that may confront the Board to allow the matter to be adjourned, and it was explained to the applicant on the record that this matter would be taken up at the June 20, 2018 Board of Adjustment meeting without further notice required to the public. Mr. Pansulla noted

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that since the applicant knew the date of this meeting, and had requested the adjournment to this date but was not present, the proper procedure for the Board would be to consider a dismissal of the matter without prejudice. Mr. Demovic then made a motion to dismiss, without prejudice, Cal. #3324 Sergio Nobre, 119 Elmwood Ave, Block-4114, Lot-18 1 Family to 2 Family, due to the lack of appearance or communication from the applicant, which was seconded by Mr. Howe. On the vote: Howe, yes; Ciampi, yes; Demovic, yes; Wiley, yes; Saraiva, yes; and Petkov, yes. Mr. Pansulla will present a Resolution for the Board to consider that does memorialize these actions at the next public meeting scheduled for June 27, 2018.

There being no further business to come to the attention of the Board, Mr. Ciampi then made a motion to adjourn which was seconded by Mr. Wiley. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary