

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

June 27, 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 27, 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, Petkov, Wiley, Saraiva and Galante. Absent was Howe 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. Galante then asked for the approval of the minutes of the June 20, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Demovic. All members present who were eligible to vote were in favor.

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. 3324 Sergio Nobre, 119 Elmwood Ave, Block-4114, Lot-18 Convert 1 family into 2 family carried for Resolution of Dismissal. Mr. Pansulla had been directed by the Board to prepare a Resolution of Dismissal due to the Applicant's failure to appear at the duly noticed public hearing to consider the matter and has presented the Board with a Resolution of Dismissal; 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. Petkov then made a motion that the Board adopt the Resolution of Dismissal as written as accurately memorializing the previous findings of the Board which was seconded by Mr. Ciampi. On the vote: Ciampi, yes; Demovic, yes; Petkov, yes; Wiley, yes; and Saraiva, yes.

The second 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 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. Galante then asked for a motion after there were no additions or corrections and Mr. Petkov 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: yes; Ciampi, yes; Demovic, yes; Petkov, yes; Wiley, yes; and Saraiva, yes.

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The final matter to come to the attention of the Board was Calendar No. 3327 DCH Auto Group, 771-779 Valley Street, Block-4801, Lots-23-31 Parking Lot with Fencing. Robert F. Simon, Esq. came forward on behalf of the applicant. Mr. Simon gave a brief overview of the matter and the witnesses he would be presenting. Mr. Simon then called his first witness, Alfred Khouri, General Manager of DCH Auto Group to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence, the application, site plan, survey and exhibits offered by professionals explaining the project details. Mr. Khouri gave a review and summarized the purpose of the expansion was to sell and service more vehicles and increase parking to accommodate employees. After several qualifying questions by 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.

Mr. Simon then called his next witness, John W. Colagrande Jr., Engineer to testify. The witness gave his qualifications and was accepted to testify. Mr. Colagrande added into evidence additional exhibits highlighting the site plan. Mr. Colagrande gave an overview and summary of the engineering details of the site plan and survey. After several qualifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Thomasene Gray, 801 Valley Street came forward and asked about a security gate which was to be put on Valley Street side of DCH Auto Group. Mr. Colagrande explained and answered the question.

Mr. Simon then called back his first witness, Mr. Alfred Khouri, General Manager of DCH Auto Group. The witness gave his qualifications and was again accepted to testify. Mr. Khouri then explained to the Board the lighting, security and parking spaces on the premises. After several qualifying questions by 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.

Mr. Simon then called his final witness, Peter Steck, Planner. The witness gave his qualifications and was accepted to testify. As a Professional Planner, Mr. Steck explained and summarized the justification for the variances requested for this site. Mr. Steck also gave a handout of the site plan including area photographs. After several qualifying questions by 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, and Thomasene Gray of 801 Valley Street came forward and asked about maintaining the landscaping. Mr. Simon, Esq. assured that the landscaping would be maintained and

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answered the question, which became a condition of the approval. Mr. Simon 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. Petkov 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. DiGiovanni. On the vote; DiGiovanni, yes; Ciampi yes; Demovic, yes; Petkov, yes; Wiley, yes; Saraiva, yes; and Galante; yes. The Resolution of Approval will be read at the July 18, 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 9:00 pm.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary