

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

July 25, 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 July 25, 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, Wiley, Alexander and Galante. Absent was Howe, Petkov and Saraiva. 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 July 18, 2018 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Demovic. All members present and eligible to vote were in favor.

Mr. Galante then asked for communications and Mr. Monguso advised there was a communication pertaining to Cal #3332 Home Depot/Planet Fitness, 2445 Springfield Ave, Block -4607, Lot-1, Amend site plan with variance relief for Planet Fitness with Directional & Wall Signs, Outdoor Storage and Display and Parking Lot Modification, which will be addressed by Counsel when that matter is officially called on the evening's Agenda.

The first matter to come to the attention of the Board was Calendar No. 3318 Jeffrey Miller, 1333 Glendale Place, Block-4906, Lot-19 Proposed Group Residence 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. 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. Demovic. On the vote: Ciampi, yes; Demovic, yes; Wiley, yes; and Galante, yes. Mr. DiGiovanni and Mrs. Alexander abstained as while they were present for the full hearing, they were not present when the Board voted for a Resolution of Approval after the Court settlement.

The next matter to come to the attention of the Board was Calendar No. 3330 SLJ Realty Holdings (Petco) 2706 Route 22, Block-3407, Lot-3, Two principal uses with Retail & Veterinarian 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

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The final matter to come to the attention of the Board was Cal. #3332, Home Depot/Planet Fitness, 2445 Springfield Ave., Block-4607, Lot-1, Amend site plan with variance relief for Planet Fitness with Directional & Wall Signs, Outdoor Storage and Display and Parking Lot Modification. At this point Mr. Pansulla explained through communications with Counsel for the Applicant, that this case is to be carried to the September 26, 2018 Meeting of the Board. Mr. Pansulla noted the reason for this request for adjournment was there was not a full complement of Board members and “d” variance relief required at least 5 votes. Also, there were supplements supplied by the Applicant based on Mr. Pansulla’s questions to Applicant’s counsel which will be provided to the Board members. There would also now be adequate time to address any concerns or details as provided through any of the departmental representatives whose comments had just been circulated to the Board. The Applicant did formally waive any time constraints that may confront the Board to allow for the adjournment. Mr. DiGiovanni made a motion to have Cal. # 3332 moved to September 26, 2018 meeting date; seconded by Mr. Ciampi. On the vote: DiGiovanni, yes; Ciampi, yes; Demovic, yes; Wiley, yes; Mrs. Alexander, yes; and Galante, yes. Mr. Galante then notified the public that this is the only public notification, there will be no further notification mailed or published, and the public hearing for this matter will be on September 26, 2018, at 7:30 pm which is the next available date for a regular meeting night of the Board to have this application heard.

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

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary