

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

AUGUST 22, 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 August 22, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Demovic, Wiley, Alexander and Petkov. Absent was Howe, Ciampi, 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 July 25, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Wiley. All members present and eligible to vote were in favor.

Mr. Petkov then asked for communications and Mr. Monguso advised there was a communication pertaining to Cal #3331 American Landmark Development, LLC, 1181 Morris Ave., Block – 1406, Lot-27.01, Mixed Use Building with Setback, Height, Coverage and Parking Variances, 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 Cal. #3331, American Landmark Development, LLC, 1181 Morris Ave., Block – 1406, Lot-27.01, Mixed Use Building with Setback, Height, Coverage and Parking Variances. At this point Mr. Pansulla explained through communications with Counsel for the Applicant, that this case is to be carried to the October 3, 2018 Meeting of the Board. Mr. Pansulla noted the reason for this request for adjournment was that the applicant was still working on revisions to the plans as a result of some of the comments he received from the Board Engineers. 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. # 3331 moved to October 3, 2018 meeting date; seconded by Mr. Wiley. On the vote: DiGiovanni, yes; Demovic, yes; Wiley, yes; Mrs. Alexander, yes; and Petkov, yes. Mr. Petkov 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 October 3, 2018, at 7:30 pm which is the next available date for a regular meeting night of the Board to have this application heard.

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The final matter to come to the attention of the Board was Calendar # 3333, Galloping Hill Inn, LLC, 325 Chestnut Street Block-1016, Lot-1, Second Story Addition to Existing Two Story Catering Facility. Meredith Marcus, Esq. came forward on behalf of the applicant. At this point Mr. Pansulla noted that the applicant reserves the right to defer a vote as there was not a full complement of Board Members and “d” variance relief requires at least 5 votes. Ms. Marcus gave a brief overview of the matter and the witnesses she would be presenting. Ms. Marcus then called her first witness, Mr. Demetrios Kaltsis, Architect 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 the professionals explaining the project details. Mr. Kaltsis gave a review and summarized the purpose of the expansion and how parking would be impacted. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Ms. Marcus then called her next witness, Ron Haag General Manager of Galloping Hill Inn to testify. The witness gave his qualifications and was accepted to testify. Mr. Haag explained the reason for this expansion was that things have changed in recent years. Now a DJ will bring more equipment and also a photo booth which takes up so much space, there is no room to fit this equipment. Mr. Haag said this expansion would give relief to his workers. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Ms. Marcus then called back her first witness, Mr. Demetrios Kaltsis, Architect. The witness gave his qualifications and was again accepted to testify. Mr. Kaltsis then explained to the Board some additional information about the expansion of the second floor and parking. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one from the public came forward.

Ms. Marcus then called her final witness, Kevin O’Brien, Planner. The witness gave his qualifications and was accepted to testify. As a Professional Planner, Mr. O’Brien explained and summarized the justification for the expansion requested for this site. After several qualifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and resident John Boucard, 2992 Beachwood Avenue came forward and asked about the maximum number of guests allowed. Mr. Pansulla explained that the number of guests allowed has never changed and answered the question.

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The public was given the opportunity to comment on the application generally, and no one from the public came forward. Ms. Marcus reserved her right to give a summation. Mr. Pansulla had noted that the applicant would wait for a full complement of the Board and Ms. Marcus reserved closing until the September 5, 2018 Meeting of the Board, the date when this matter was adjourned to continue. The Applicant did formally waive any time constraints that may confront the Board to allow for adjournment. The public meeting was closed, subject to any further comments or changes that may arise as a result of some of the exchanges to the site plan that were discussed on the record. Mr. DiGiovanni then made a motion to have Cal. # 3333 moved to September 5, 2018 meeting date; seconded by Mr. Demovic. On the vote: DiGiovanni, yes; Demovic, yes; Wiley, yes; Mrs. Alexander, yes; and Mr. Petkov, yes. Mr. Petkov 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 continued on September 5, 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 8:45 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary