

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

September 26, 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 September 26, 2018, pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Howe, Ciampi, Demovic, Petkov, Alexander, Saraiva, Wiley and Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official; and Tiffany Abrantes, Meeting Clerk and Roseanne Costello, Administrative Clerk.

Mr. Galante then asked for the approval of the minutes of the September 5, 2018 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Ciampi. All members present and 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.3333 Galloping Hill Inn, LLC, 325 Chestnut Street, Block-1016, Lot-1, Second Story Addition to Existing 2 Story Catering Facility 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. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Demovic, no; Petkov, yes; Wiley, yes; Alexander, yes and Galante, yes.

The next matter to come to the attention of the Board was Calendar No. 3334, PSE&G 2170 Stanley Terrace, Block 5504, Lots 19.01 & 23.01 Not permitted in IO zone, Insufficient Setbacks, Masts Height and Fence Height 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

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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. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, abstained due to recusal; Demovic, yes; Petkov, yes; Alexander, yes; Wiley, yes; and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3332 Home Depot/Planet Fitness, 2445 Springfield Ave., Block-4607, Lot-1, Amend Site plan for Planet Fitness with Directional & Wall Signs, Outdoor Storage and Display and Parking Lot Modification. John Giunco, Esq., Attorney came forward on behalf of the applicant. Mr. Giunco then called his first witness, Gregory Oman, Professional Engineer, to testify. The witness was sworn, gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, Site Plan, Architectural Plan and parking analysis. Mr. Oman then put up additional colorized renderings including aerial views of the site and hand out of photos from the Zoning Officer were presented to the Board Members. Mr. Oman gave a review and summarized the aerial view and the site plans and addressed the photo hand-outs in detail. It was noted by the Board and Mr. Monguso that there were plants outside the garden area and full sheds violating the existing conditions expected on the site. The Board asked for a copy of the Planning Board Resolution from 2006 impacting the property. A discussion ensued. 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. Giunco then called his next witness, Jay Troutman, Traffic Engineer, to testify. The witness was sworn, gave his qualifications and was accepted to testify. Mr. Troutman then went over the traffic and parking study for this site and explained to the Board the results of this study. At this point, Gregory Oman, Professional Engineer was re-called to explain to the Board a section of the parking lot plan as it relates to drainage. Mr. Troutman then continued to testify. 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. Giunco then called his final witness, Mr. Gordon Gemma, Professional Planner. The witness was sworn, gave his qualifications and was accepted to testify. Mr. Gemma explained and summarized the justification for the variances requested for this site. At this point Mr. Gregory Oman, Professional Engineer was re-called to explain the Home Depot Plan from 2006. A further discussion ensued regarding the Planning Board Resolution Approval from 2006. Mr. Monguso noted that there are items on site that were

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not approved. Mr. Gemma then continued to testify. 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. Giunco gave a brief summation. The Board deliberated on the testimony and concluded that a more detailed plan was needed from the Applicant for the Board to review before this application can be approved. The Applicant did formally waive any time constraints that may confront the Board to allow for adjournment to supplement the record. Mr. Digiovanni then made a motion to have Cal. # 3332 moved to November 28, 2018 meeting date; seconded by Mr. Howe. On the vote; DiGiovanni, yes; Demovic, yes; Wiley, yes; Petkov, yes; Howe, yes; 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 continued on November 28, 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. Howe. The meeting was adjourned at 9:55 pm.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary