

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

December 12, 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 December 12, 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, Alexander, Saraiva and Galante. Absent were DiGiovanni, Petkov and Wiley. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the December 5, 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 were no communications and hence, there were none to be read.

The only matter to come to the attention of the Board was Calendar No. 3331 American Landmark Development, for property at 1181 Morris Avenue, proposing a mixed use building. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter and the witnesses that he would be presenting. The applicant proposed that a restaurant as part of the mixed use was being considered, for which a return to the Board would be required. Mr. Hehl then called his first witness Darrell F. Alvarez, an engineer from Comito Associates, to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan, sanitary sewer report and drainage calculations. Mr. Alvarez gave a review of the lot and its setbacks. He also reviewed the first and second floor plans including signage, parking and landscaping. Mr. Alvarez added into evidence a rendering and layout. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness on the testimony given.

Mr. Hehl then called his next witness, Corey Chase, principal traffic engineer, of Dynamic Engineering. The witness gave his qualifications and was accepted to testify. Mr. Chase reviewed the traffic analysis and parking for the property. The Board suggested he explore other off-site parking options which the applicant should be prepared to summarize at a continuation date for this matter. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness on the testimony given.

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Mr. Hehl then called his final witness, Nicholas A. Graviano, planner, of Graviano Design Group. The witness gave his qualifications and was accepted to testify. He went over with the Board the variances. He testified that there is no negative impact to the surrounding community. He offered the testimony to support the variances. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness on the testimony given.

Mr. Hehl advised he had no further witnesses. Mr. Galante then opened the matter up for public comments and no one came forward. Mr. Hehl then requested to carry the matter to a later date with a full board and to bring changes to the proposed site plan to discuss with the Board, tentatively subject to further public notice if the use of part of the property for a restaurant as contemplated on the record is finalized. Mr. Demovic motioned that the matter will be carried to January 16, 2019 meeting date and was seconded by Mr. Saraiva. On the vote: Ciampi, yes; Demovic, yes; Howe, yes; Alexander, yes; Saraiva, yes and Galante, yes. Subject to the applicant re-noticing the public as potentially needed as discussed on the record, this matter will be carried to January 16, 2019.

There being no further business to come to the attention of the Board, Mr. Howe then made a motion to adjourn which was seconded by Mr. Demovic. The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary