

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

January 9, 2019

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 January 9, 2019 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, Petkov, Demovic, Alexander, Saraiva and Galante. Absent was Wiley. Also present were Robert J. Pansulla, Esq., Board Attorney; Carmen Marano, Clerk to the Board, filling in for Anthony Monguso; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the December 19, 2018 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Demovic. All members present were in favor with the exception of Mr. Petkov and Mr. Howe who abstained since they were absent for the December 19, 2018 meeting. Mr. Galante then asked for the approval of the minutes of the January 2, 2019 reorganization meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Howe. All members present were in favor with the exception of Mr. DiGiovanni who abstained since he was absent for the January 2, 2019 meeting.

Mr. Galante then asked for communications and Mr. Marano 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. 3336 Ameila Preguica, for 785 Chestnut Street, to enclose porch for more living space and add a garage. Michael Preguica came forward on behalf of the applicant. Mr. Preguica provided a brief overview of the matter. Mr. Pansulla then marked into evidence the application and architectural plan. 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. There were no further witnesses. The Board deliberated on the testimony and concluded that this was a good application, meeting the legal criteria for variance relief. 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 counsel is directed to prepare a resolution consistent with the Board's decision, which was seconded by Mr. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, yes; Petkov, yes; Demovic, yes, Alexander, yes, and Galante, yes. The Resolution of Approval will be read at the January 23, 2019, meeting.

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The final matter to come to the attention of the Board was Calendar No. 3337 580 North Avenue Associates, LLC, for property at 580 North Avenue, proposing a 24 unit residential use building. Stephen F. Hehl, Esq. came forward on behalf of the applicant. Mr. Hehl gave a brief overview of the matter. Mr. Hehl then called his first witness Edward S. Dec, a civil engineer from of Guarriello & Dec Associates LLC, to testify. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan and architectural plans. Mr. Dec gave a review of the site plan and variances needed. He summarized the proposed parking and existing conditions of the lot. He also summarized the proposed structure and improvements including lighting, drainage, and landscaping. Mr. Dec added into evidence two colorized pages from the site plan showing the reduction in impervious coverage. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Elizabeth Hearne, Thomas Kallikkadan, Erin Manners, Janey Chung and Frank Kerner came forward to question the witness on the testimony given.

Mr. Hehl called upon his next witness, Thomas Potter, architect, from Potter Architects, to testify. The witness gave his qualifications and was accepted to testify. He described the interior and exterior of the building. He provided the details for the proposed building. Mr. Potter added into evidence a photo of the building that he designed. He reviewed the parking and main floor plans of the building. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross-examination on the testimony given and Frank Kerner and Janey Chung came forward to question the witness.

Mr. Hehl then called his next witness, Joseph Staigar, traffic engineer, of Dynamic Engineering. The witness gave his qualifications and was accepted to testify. Mr. Staigar reviewed the traffic impact assessment that was performed and the parking. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Elizabeth Hearne, Frank Kerner and Erin Manners came forward to question the witness on the testimony given.

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. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Frank Kerner came forward to question the witness on the testimony given.

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Mr. Hehl advised he had no further witnesses. Mr. Galante then opened the matter up for public comments and Janey Chung and Frank Kerner came forward. Mr. Hehl then gave a brief closing statement asking the Board to grant this application. The Board then went into conference on the matter. The Board felt this was a good application, and that the appropriate criteria had been satisfied. 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 counsel is directed to prepare a resolution consistent with the Board's decision, which was seconded by Mr. Ciampi. On the vote: DiGiovanni, no; Howe, yes; Ciampi, yes; Petkov, yes; Demovic, yes; Alexander, yes and Galante, yes. The Resolution of Approval will be read at the February 6, 2018, meeting.

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 10:35 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary