

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

January 18, 2023

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 for its Conference Agenda at 7:00 p.m. and its regular meeting on January 18, 2023 consistent with the Sunshine Law of the State of New Jersey and Municipal Land Use Law at 7:30 p.m., and the following members were present: Alexander, Johnson, Martins, Bentivegna, Scott, McNeil, Graves and Ciampi. Absent was Wiley. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Board Meeting Clerk.

Mr. Ciampi then asked for the approval of the minutes of the January 11, 2023 meeting date and the minutes of that meeting was then moved by Mrs. Alexander and seconded by Mrs. Scott. All members present and eligible to vote were in favor.

Mr. Ciampi asked for communications and Mr. Monguso advised there were no communications and hence, there were none to be read. Mr. Ciampi then made a statement honoring the service of retiring Board member James DiGiovanni. He also recognized the 2023 appointments to the Board and the results from the Reorganization Meeting that occurred on January 11, 2023.

The first matter to come to the attention of the Board was Calendar No. 3402 Theodore Jenkins, for property at 1495 Brown Street, to have a two family dwelling in a RA Zone that expected single family usage. Mr. Pansulla had been directed by the Board to prepare and presented a Resolution confirming that the Applicant had withdrawn the application, and thus the Board would dismiss the application without prejudice, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Ciampi then asked for a motion after there were no additions or corrections and Mr. Bentivegna made a motion that the Board adopt the Resolution of Dismissal as written as accurately memorializing the previous findings of the Board which was seconded by Mrs. Alexander. On the vote: Bentivegna; yes, Alexander, yes; Martins, yes; Scott, yes; Johnsen, yes; McNeil, yes and Ciampi, yes.

The next matter to come to the attention of the Board was Calendar No. 3408 The Bud Shop, LLC. 1565 Route 22, West, to operate a class five cannabis retail establishment. Mr. Pansulla had been directed by the Board to prepare and presented a Resolution of Approval containing findings of fact and conclusions, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Ciampi then asked for a motion after there were no additions or corrections and Mr. Bentivegna 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. McNeil. On the vote: Bentivegna; yes, Alexander, yes; Scott, yes; McNeil, yes and Ciampi, yes.

MEETING MINUTESJanuary 18, 2023

The final matter to come to the attention of the Board was the 2022 Annual Report, for Resolution of Approval. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval as expected under the Municipal Land Use Law to summarize the Board's matters heard from 2022. Mr. Pansulla 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. Pansulla summarized the Resolution publicly. Mr. Ciampi then asked for a motion after there were no additions or corrections. Mr. Bentivegna then made a motion that the Board adopt the Resolution of Approval as written as accurately memorializing the findings of the Board which was seconded by Mrs. Alexander. On the vote: Bentivegna, yes; Alexander, yes; Martins, yes; Scott, yes; McNeil, yes and Mr. Ciampi. Mr. Pansulla directed that the Resolution be forwarded to the Township Committee through the Clerk, and Township Planning Board through its Secretary for distribution.

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

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary