

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

February 9, 2022

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 virtually on February 9, 2022 consistent with the Sunshine Law of The State of New Jersey, and Municipal Land Use Law following guidelines from the Department of Community Affairs, at 7:30 p.m., and the following members were present: Howe, Wiley, Alexander, Martins, Bentivegna, Erwin, Scott and Ciampi. Absent was DiGiovanni. 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 December 8, 2021 and January 26, 2002 meeting dates and the minutes of those meetings were then moved by Mrs. Alexander and seconded by Mr. Howe. All members present and eligible to vote were in favor. Mr. Erwin abstained since he was absent for the December 8, 2021 meeting.

Mr. Ciampi 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. 3395 CS Union, LLC, for property at 1710 Route 22 East, for a new signage. Stephen F. Hehl, Esq. from the law offices of Javerbaum Wurgaft, et. al. came forward on behalf of the Applicant. Mr. Hehl gave a brief overview of the matter including reminding that the site plan had already been approved, and the application was limited to bulk variances for the signage. The use is permitted. Mr. Hehl then called his first witness James Coakley, President, Treasure Island, to testify as a representative for the Applicant. The witness was duly sworn and was accepted to testify. Mr. Coakley gave a review of the progress of the ongoing construction and lighting on site. He discussed the need for the new proposed signage in the context of the storage use as has been approved. After several clarifying questions by the Board, Mr. Ciampi opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness.

Mr. Hehl then called upon his next witness, James Dankowich, architect, from BWD Architects, to testify. The witness was duly sworn, gave his qualifications and was accepted as an expert to testify. Mr. Dankowich gave an overview of the site plan that was submitted into evidence. He addressed the proposed changes to the signage. Mr. Pansulla then marked into evidence the application and two page signage plan. Mr. Dankowich offered reasons from an architectural standpoint to support the relief sought through the application. After several clarifying questions by the Board, Mr. Ciampi opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness.

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

February 9, 2022

Mr. Hehl then called his final witness, Nicholas A. Graviano, Planner, of Graviano & Gillis Architects & Planners, LLC, who was duly sworn. The witness gave his qualifications and was accepted as an expert to testify. He went over with the Board the variances, and legal reasons that relief could be granted. He testified that there is no negative impact to the surrounding community. He offered the testimony to support the variances. Mr. Ciampi opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness.

Mr. Ciampi then opened the matter up for public comments and no one 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. Ciampi then asked for a motion and Mr. Howe 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 Mrs. Alexander. On the vote: Howe, yes; Wiley, yes; Alexander, yes; Martins, yes; Bentivegna, yes; Erwin, yes and Ciampi, yes. The Resolution of Approval will be read at the March 2, 2022 meeting

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. Erwin. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary