

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

March 6, 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 March 6, 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, Wiley, Alexander and Galante. Absent was Saraiva. 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 February 27, 2019 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, Mr. Wiley and Mrs. Alexander who abstained since they were absent for the February 27, 2019 meeting.

The first matter to come to the attention of the Board was Calendar No. 3342 Union Salem, LLC 1042-1058 Salem Road, 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 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; Demovic, yes; Ciampi, yes; Petkov, yes; Wiley, yes; Alexander, yes and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3344 American Access Care Union County, LLC for property at 1050 Galloping Hill Road, proposing an office/outpatient surgery center. Stephen Hehl, Esq. came forward on behalf of the applicants. Mr. Hehl gave a brief overview of the matter. Mr. Hehl then called his first witness Matthew Robinson, as an engineer, of MidAtlantic Engineering Partners, LLC to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan, architectural plan and storm water report. Mr. Robinson added into evidence an aerial photo with details as an exhibit. He summarized the shared parking agreement with The Elks Club. Mr. Robinson reviewed the proposed new drop off and parking areas.

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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, Jamie Masler, an architect, of DI Group Architecture, who was duly sworn. The witness gave her qualifications and was accepted to testify. Ms. Masler described the exterior of the building including the canopy with signage. She also reviewed the interior floor plan. Ms. Masler added into evidence updated architectural details showing the second floor limited for employees. 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 Jon Dunne, as a representative of the applicants to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Dunne summarized the daily routine and type of business they have, and what is expected if the approval is granted for the applicants. He explained how patients would be taken into 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 no one came forward to question the witness on the testimony given. Mr. Hehl then called his final witness, Kate Keller, planner, of Phillips Preiss Grygiel Leheny Hughes, LLC, who was duly sworn. The witness gave her qualifications and was accepted to testify as an expert. She went over with the Board the variances. She testified that there is no negative impact to the surrounding community. She addressed the legal criteria in support of the variance relief and site plan approval that was sought. 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 that he had no further witnesses.

Mr. Galante 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. 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; Wiley, yes and Galante, yes. The Resolution of Approval will be read at the March 27, 2019 meeting.

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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 8:50 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary