

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

March 22, 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 at 7:30 p.m. on March 22, 2023 consistent with the Sunshine Law of the State of New Jersey and Municipal Land Use Law, and the following members were present: Alexander, Bentivegna, Scott, McNeil, Johnsen, Graves and Ciampi. Absent were Wiley and Martins. 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 February 8, 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.

The final matter to come to the attention of the Board was Calendar No. 3403 NB Home Improvements, LLC. 1225-1227 Morris Avenue, to construct a mixed-use building with retail and multi-family residential. 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 Mrs. Scott. On the vote: Bentivegna; yes, Johnsen; yes, Alexander; yes, Scott, yes; McNeil, yes and Ciampi, yes.

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

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary