

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

March 30, 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 a special meeting virtually on March 30, 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, 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 March 2, 2022 meeting date and the minutes of that meeting were then moved by Mrs. Alexander and seconded by Mr. Howe. All members present and eligible to vote were in favor.

Mr. Ciampi then 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. 3394 Maxon Hyundai, Inc., for property at 2329 Route 22 West and 1010 Gelb Street, for a proposed automobile dealership, parts and service building. 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. Mr. Pansulla then marked into evidence the application, site plan, architectural plans and traffic impact report. Mr. Hehl then called his first witness Joshua Tiner, Engineer, from REDCOM Design & Construction, LLC, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify. Mr. Tiner gave a review of the site plan and variances needed for both lots. He summarized the proposed parking and existing conditions of the lots. He added into evidence an aerial rendering, colorized site plan, and emergency vehicle turning plan. Mr. Tiner gave a brief overview of the parking and drainage. He added into evidence colorized rendering of site, photo of current conditions and exterior elevations of parts of the proposed building. Mr. Tiner summarized proposed signage for the site. 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 his next witness, Marco DeSousa, Architect, of REDCOM Design & Construction, LLC, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. DeSousa summarized the colorized rendering that was added into evidence. He reviewed the proposed floor plans and elevations. 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 from the public came forward.

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Mr. Hehl then called his next witness Michael Ciasulli, President and Owner, of Maxon Auto Group, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify. Mr. Ciasulli gave a brief history and changes of the business and locations. 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 from the public came forward.

Mr. Hehl then called his next witness, Craig Perego, Traffic Engineer, of Dynamic Traffic, LLC, who was duly sworn. Mr. Perego gave his qualifications and was accepted to testify. He gave a review of the traffic study he performed, which focused on parking counts and the sufficiency of the site to satisfy the demands safely and efficiently. 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 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; Scott, yes and Ciampi, yes. The Resolution of Approval will be read at the April 13, 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. Wiley. The meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary