

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

April 19, 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 April 19, 2023 consistent with the Sunshine Law of the State of New Jersey and Municipal Land Use Law, and the following members were present: Wiley, Alexander, Martins, Johnsen, Scott, McNeil, Graves and Ciampi. Absent was Bentivegna. 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 1, 2023 and April 5, 2023 meeting dates and the minutes of those meetings were then moved by Mrs. Alexander and seconded by Mr. Johnsen. All members present and eligible to vote were in favor. Mr. Wiley abstained since he was absent.

Mr. Ciampi asked for communications and Mr. Monguso advised there were no communications and hence, there were none to be read.

The first matter to come to the attention of the Board was Calendar No. 3415, Mireille Jean-Pierre, for property at 928 Arnet Avenue, for a driveway expansion. Mr. Murat Jean-Pierre came forward as the Applicant, and was duly sworn to offer evidence for the Board to consider. He deferred to have his contractor, Michael J. Marsello who was also duly sworn to offer testimony on their behalf. Mr. Pansulla then marked into evidence the application with survey and pictures. Mr. Marsello went over with the construction of the driveway. The Applicant understood the process to obtain variance relief. The Applicant committed to working cooperatively with the Township to realize the construction within all applicable rules and regulations for the permit process. 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. Ciampi then opened the matter up for public comments and no one came forward. 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 to approve variance relief. Mr. Ciampi then asked for a motion and Mrs. Alexander 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 Ms. Martins. On the vote: Wiley, yes; Alexander, yes; Martins, yes; Scott, yes; Johnsen, yes; McNeil, yes; and Ciampi, yes. The Resolution of Approval will be read at the May 17, 2023 regular public meeting date of the Board.

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 Mr. Johnsen. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Anthony Monguso
Bd. of Adjustment Secretary