

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

May 8, 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 May 8, 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, Saraiva and Galante. Absent were Wiley and Alexander. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the April 24, 2019 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Ciampi. All members present were in favor with the exception of Mr. Galante who abstained since he was absent for the April 24, 2019 meeting.

The first matter to come to the attention of the Board was Calendar No. 3346, application for Cesar Moreira, for property at 1630 Vauxhall Road, proposing continued use as a warehouse and office space. Stephen Hehl, Esq. 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 and architectural plans. Mr. Hehl then called his first witness Anthony Gallerano, as an engineer and Planner, of Harbor Consultants, LLC to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify as an expert. Mr. Gallerano reviewed the existing conditions of the site and added an aerial photo into evidence. He summarized the existing conditions and zoning. He summarized the site plans that were marked into evidence. Mr. Gallerano focused on the rear of the property to address the proposed lighting and landscaping as it was closest to the residential properties. He added into evidence a colorized portion of the site plan to highlight particular details. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Adam Machnik and Terry Rebimbas came forward to question the witness on the testimony given.

Mr. Hehl then called his next witness Christopher Zehnder, as an architect, of Zen Architecture, LLC to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify as an expert. Mr. Zehnder added eight photos of previous conditions into evidence. He summarized the architectural plans. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Terry Rebimbas came forward to question the witness on the testimony given.

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Mr. Hehl than called his next witness Gerald Duffy, President of Dumar Contracting, to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Duffy summarized the daily routine, hours of operation and storage of equipment as proposed by the applicant. He highlighted the scope of expected operations and his willingness to work cooperatively with the adjoining residential property owners. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Terry Rebimbas and Adam Machnik came forward to question the witness on the testimony given.

Mr. Hehl than called final next witness Anthony Gallerano, as a planner, of Harbor Consultants, LLC to testify, who was still under oath. He went over with the Board the variances. He testified that there is no negative impact to the surrounding community. He summarized that the legal standards to grant relief had been met. Mr. Galante opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness. Mr. Galante then opened the matter up for public comments and Terry Rebimbas and Adam Machnik 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. It was satisfied that through the conditions made a part of the record and assurances as provided on behalf of the applicant, that relief could be granted. 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; Demovic, yes; Petkov, yes; Saraiva, yes; and Galante, yes. The Resolution of Approval will be read at the June 5, 2019, meeting.

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. Ciampi. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary