

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

June 22, 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 its regular meeting on June 22, 2022 consistent with the Sunshine Law of the State of New Jersey and Municipal Land Use Law at 7:30 p.m., and the following members were present: DiGiovanni, Alexander, Martins, Bentivegna, Scott, McNeil and Ciampi. Absent were Howe and Wiley. 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 June 8, 2022 meeting date and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Bentivegna. 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 only matter to come to the attention of the Board was Calendar No. 3399, Jaeger Lumber, for property at 2322 Morris Avenue, for construction of storage structures in the rear of the Property. 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 and site plan. Mr. Hehl then called his first witness Bryan Jaeger, owner of Jaeger Lumber, who was duly sworn and was accepted to testify. Mr. Jaeger gave a brief history of the business and the proposed upgrades to the Property, discussing his other locations as well. 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 Michael E. Dipple, Principal Engineer, from L2A Land Design, LLC, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify as an expert. Mr. Dipple gave a review of the site plan and variances needed. He summarized the proposed storage buildings and roof structure. 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, Alexander Dougherty, Planner, of Dougherty Planning and Development, who was duly sworn. The witness gave his qualifications and was accepted as an expert to testify. Mr. Dougherty added into evidence a planner's exhibit. He went over with the Board the details from the exhibit and offered support for the required variance relief, with legal reasons to justify that relief could be granted. Mr. Dougherty testified that there is no negative impact to the surrounding community or zone plan. Mr. Ciampi opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness.

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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 through the record as developed. The Applicant would satisfy any conditions, including as presented through the Township's Professionals' reviews.

Mr. Ciampi then asked for a motion and Mr. Bentivegna then made a motion that the Board grant the site plan approval with 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; Alexander, yes; Martins, yes; Bentivegna, yes; Scott, yes; McNeil, yes; and Ciampi, yes. The Resolution of Approval will be read at the July 27, 2022 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. Bentivegna. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary