

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

July 10, 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 July 10, 2019 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: Howe, Ciampi, Petkov, Demovic, Alexander, Saraiva and Galante. Absent were DiGiovanni and Wiley. 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 June 12, 2019 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Howe. All members present were in favor with the exception of Mr. Petkov and Mrs. Alexander who abstained since they were absent for the June 12, 2019 meeting.

Mr. Galante then asked for any communications for which one was identified by Mr. Monguso to be discussed as new business for the interpretation listed on the agenda.

The first matter to come to the attention of the Board was HH - Union City, LLC, for property 2725 Route 22 (Center Isle), for an interpretation. Mr. Pansulla read from the letter as referenced in communications by Mr. Monguso, from Counsel Jason R. Tuvel, Esq. for the interpretation, requesting an adjournment to the August 28, 2019 meeting date. Mr. Pansulla explained this matter was not subject to formal notice and the adjournment can be realized to accommodate the applicant. A public announcement of such adjournment was made and the Applicant waived any time constraints that may confront the Board.

The final matter to come to the attention of the Board was Calendar No. 3349 Pierre Saint-Dic, for property at 1117 Jeanette Avenue, proposing an in-ground pool with insufficient setbacks. Mr. Saint-Dic came forward as the applicant and owner who was duly sworn and accepted to testify. Mr. Saint-Dic gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application. Mr. Saint-Dic described the rear yard and where the pool was located. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Rosalind Marshall Thompson, of 1132 Woolley Avenue come forward, and spoke in favor of the application. Mr. Saint-Dic then called his final witness, Jason Bianco, Supervisor, of Olympic Pools, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Bianco reviewed the installation process and material used. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness on the testimony given.

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Mr. Galante 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. 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. Demovic. On the vote: Howe, yes; Ciampi, yes; Petkov, yes; Demovic, yes; Alexander, yes; Saraiva, yes and Galante, yes. The Resolution of Approval will be read at the July 24, 2019 meeting.

There being no further business to come to the attention of the Board, Mr. Demovic then made a motion to adjourn which was seconded by Mr. Saraiva. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary