

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

July 13, 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 July 13, 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: Wiley, Alexander, Martins, Bentivegna, McNeil and Ciampi. Absent were DiGiovanni, Howe and Scott. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary. Tiffany Abrantes, Board Meeting Clerk was absent.

Mr. Ciampi then asked for the approval of the minutes of the June 22, 2022 meeting date and the minutes of that meeting were then moved by Mr. Bentivegna and seconded by Mrs. Alexander. All members present and eligible to vote were in favor. Mr. Wiley abstained since he was absent for the June 22, 2022 meeting.

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 a Resolution of Approval for Calendar No. 3398, Applicant NY SMSA Limited Partnership d/b/a Verizon Wireless, for property located at 2400 Morris Avenue. Mr. Pansulla had been directed by the Board to prepare and presented a Resolution of Approval containing findings of fact and conclusions, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Ciampi then asked for a motion after there were no additions or corrections and Mr. Bentivegna made a motion that the Board adopt the Resolution of Approval as written as accurately memorializing the previous findings of the Board which was seconded by Mrs. Alexander. On the vote: Wiley, yes; Alexander, yes; Martins, yes; Bentivegna; yes; and Ciampi, yes.

The final matter to come to the attention of the Board was Calendar No. 3400, 515 Lehigh Ave, LLC for property at 515 Lehigh Avenue, for construction of an addition. 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 Anthony Dominguez, owner of 515 Lehigh Av, LLC, who was duly sworn and was accepted to testify. Mr. Dominguez gave a brief review of the proposed upgrades to the Property. 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 Paul Couvrette, Principal Engineer, from Nader Group-ASA, LLC, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify as an expert. Mr. Couvrette gave a review of the site plan and variances needed. He summarized the proposed parking spaces and drainage plan. 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.

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Mr. Hehl then called his next witness Casper G. Huizwenga, architect, from ARCHforensic, LLC, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify. He reviewed the floor plans and elevations of proposed addition. 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 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. Wiley. On the vote: Alexander, yes; Martins, yes; Bentivegna, yes; Wiley, yes; McNeil, yes; and Ciampi, yes. The Resolution of Approval will be read at the August 24, 2022 meeting.

There being no further business to come to the attention of the Board, Mr. McNeil then made a motion to adjourn which was seconded by Mrs. Alexander. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary