

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

July 27, 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 27, 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: Alexander, Martins, Bentivegna, Scott McNeil and Ciampi. Absent were DiGiovanni, 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 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. 3399, Jaeger Lumber, for property at 2322 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 Mr. McNeil. On the vote: Alexander, yes; Martins, yes; Bentivegna, yes; Scott, yes; McNeil, yes and Ciampi, yes.

The final matter to come to the attention of the Board was Calendar No. 3401, RBM Realty, Inc., for property at 735 Rahway Avenue, for an addition to existing warehouse/office manufacturing structure. Steven H. Merman, Esq. from the law offices of Javerbaum Wurgaft, et. al. came forward on behalf of the Applicant. Mr. Merman gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application, site plan drainage report and warehouse expansion plan. Mr. Merman then called his first witness Jason Schott, Chief Operation Officer, who was duly sworn and was accepted to testify. Mr. Schott gave a brief history of the business and the proposed upgrades to the Property, discussing the need for additional space. 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. Merman then called his next witness James Franco, architect, from J V Franco Associates, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify. He reviewed the proposed floor plans and elevations. 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. Merman then called his next witness Sam Wali, Principal Engineer, from Dynamic Engineering, LLC, to testify. The witness was duly sworn, gave his qualifications and was accepted to testify as an expert. Mr. Wali added into evidence a colorized rendering of site plan. Mr. Wali gave a review of the site plan and variances needed. 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. Merman 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.

Mr. Ciampi then opened the matter up for public comments and no one came forward. Mr. Merman 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 Mrs. Scott. On the vote: Bentivegna, yes; Martins, yes; Alexander, yes; Scott, 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. Bentivegna then made a motion to adjourn which was seconded by Ms. Martins. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary