

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

August 21, 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 August 21, 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, Wiley, Alexander and Galante. Absent was Saravia. 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 July 24, 2019 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Demovic. All members present were in favor with the exception of Mr. Howe and Mrs. Alexander who abstained since they were absent for the July 24, 2019 meeting.

Mr. Galante then 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 Calendar No. 3352 Timco Property 1, LLC for property at 2421 Iorio Street, for Resolution of Approval for the conversion to an auto body and repair shop with spray booths. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval containing findings of fact and conclusions and had presented the Board with a Resolution of Approval, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections and Mr. Petkov 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. Demovic. On the vote: DiGiovanni, yes; Ciampi, yes; Petkov, yes; Wiley, yes; Demovic, yes, and Galante, yes.

The next matter to come to the attention of the Board was Calendar No. 3304 First Baptist Church of Vauxhall, located at 288 & 289 Hilton Avenue for a Resolution extending the time to act on the prior Approval of the Board. Mr. Pansulla had been directed by the Board to prepare a Resolution containing findings of fact and conclusions and has presented the Board with a Resolution, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections and Mr. Petkov then made a motion that the Board adopt the Resolution extending time as written as accurately memorializing the previous findings of the Board which was seconded by Mr. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Demovic, yes; Ciampi, yes; Petkov, yes; Wiley, yes; and Galante, yes.

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The next item on the agenda was a Closed Session reference due to the pending litigation as filed by Paul and Rose Rinaldi against the Zoning Board and the Applicant, 580 North Avenue Associates, LLC. Mr. Pansulla updated the public that prior to the start of the meeting, he met with the Board in Closed Session on this matter which privileged communications are involving him as legal counsel, and strategizing to address the pending litigation concerning 580 North Avenue property that the Board previously approved and was under appeal. The Board's legal brief was to be submitted with the Union County Superior Court by September 13, 2019.

There being no further business to come to the attention of the Board, Mr. DiGiovanni made a motion to adjourn which was seconded by Mr. Demovic. The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary