

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

September 14, 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 September 14, 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, Bentivegna and Ciampi. Absent were Wiley, Howe, Martins, Scott and McNeil. 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 July 13th, July 27th and August 24th, 2022 meeting dates and the minutes of those meetings were then moved by Mr. Bentivegna and seconded by Mrs. Alexander. 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 first matter to come to the attention of the Board was Calendar No. 3402 Theodore Jenkins, for property at 1495 Brown Street, to have a two family dwelling in a RA Zone. Stephen F. Hehl, Esq. from the law offices of Javerbaum Wurgaft, et. al. came forward on behalf of the Applicant. Mr. Hehl summarized the request for an adjournment and put forth the basis for the Board to consider it on the record. Since only 4 of the Board members in attendance were eligible to vote, and the case requires "D" variance relief for which a minimum of 5 affirmative votes would be required, there was no other choice but to adjourn the matter. Mr. Hehl requested that this case be carried to the December 7, 2022 meeting date. Counsel confirmed that the Applicant had waived any time constraints confronting the Board to realize the adjournment. Mr. Pansulla explained the reasons for the adjournment Mr. DiGiovanni then made a motion to have this matter moved to the December 7, 2022 meeting date, which was seconded by Mrs. Alexander. All members present and eligible to vote were in favor.

The final matter to come to the attention of the Board was Calendar No. 3394 Maxon Hyundai, Inc., for property at 2329 Route 22 West and 1010 Gelb Street, for amended site plan. Stephen F. Hehl, Esq. from the law offices of Javerbaum Wurgaft, et. al. came forward on behalf of the Applicant. Mr. Hehl summarized the request for an adjournment and put forth the basis for the Board to consider it on the record. Since only 4 of the Board members in attendance were eligible to vote, and the case requires "D" variance relief for which a minimum of 5 affirmative votes would be required, there was no other choice but to adjourn the matter. Mr. Hehl requested that this case be carried to the September 21, 2022 meeting date. Counsel confirmed that the Applicant had waived any time constraints confronting the Board to realize the adjournment. Mr. Pansulla explained the reasons for the adjournment. Mr. DiGiovanni then made a motion to have this matter moved to the September 21, 2022 meeting date, which was seconded by Mrs. Alexander. All members present and eligible to vote were in favor.

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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 7:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anthony J. Monguso". The signature is written in a cursive style with a large initial "A".

Anthony Monguso, Bd. of Adjustment Secretary