

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

October 12, 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 October 12, 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, Scott, McNeil and Ciampi. Absent was Wiley and Martins. 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 September 21, 2022 meeting date and the minutes of that meeting was then moved by Mr. Bentivegna and seconded by Mr. DiGiovanni. 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 a Resolution of Approval for Calendar No. 3394 Maxon Hyundai, Inc., for amended site plan approval for property at 2329 Route 22 West and 1010 Gelb Street. 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. DiGiovanni 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: DiGiovanni, yes; Alexander, yes; Bentivegna; yes, Scott, yes; McNeil, yes and Ciampi, yes.

The final matter to come to the attention of the Board was Calendar No. 3404 Bellie Holdings, LLC, for property at 2013-17 Springfield Avenue, for construction of a nine-unit multi-family building with off street parking. Kathryn A. Kopp, Esq. from Post Polak, P.A. came forward on behalf of the Applicant. Ms. Kopp requested for an adjournment and put forth the basis for the Board to consider it on the record since the Board only had 6 members in attendance, and the case requires "D" variance relief. A full complement of members was desired by the Applicant. Mr. Pansulla summarized the request for an adjournment and put forth the basis for the Board to consider it on the record. Ms. Kopp requested that this case be carried to the November 16, 2022 meeting date without the need to re-notice or publish. Counsel confirmed that the Applicant had waived any time constraints confronting the Board to realize the adjournment. Mr. DiGiovanni then made a motion to have this matter moved to the November 16, 2022 meeting date, which was seconded by Mr. McNeil. On the vote: DiGiovanni, yes; Alexander, yes; Bentivegna; yes, Scott, yes; McNeil, yes and Ciampi, yes.

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A public announcement was made that Calendar No. 3404 was being adjourned to the regular public meeting night of the Board of November 16, 2022, at 7:30 p.m., and that there would be no further notice required of the Applicant because of this announcement since this meeting was properly noticed and scheduled. 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 7:51 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Anthony J. Monguso".

Anthony Monguso, Bd. of Adjustment Secretary