

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

October 19, 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 19, 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, Wiley, Alexander, Bentivegna, Scott, McNeil and Ciampi. Absent was 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 October 12, 2022 meeting date and the minutes of that meeting was then moved by Mr. Bentivegna and seconded by Mrs. Alexander. All members present and eligible to vote were in favor.

Mr. Ciampi then asked for communications and Mr. Monguso advised there were letters from Counsel for the Applicants on Calendar No. 3357 and 3403 which is on the Board's agenda for this evening and Counsel will address it when the matters are called.

The first matter to come to the attention of the Board was Calendar No. 3357 Abiola Agboola, for property at 2900 Vauxhall Road, for office space not permitted in the RB Zone. Stephen Hehl, Esq. from the offices at Javerbaum Wurgaft, et. al. came forward on behalf of the applicant. Mr. Hehl summarized the request to the Board as referenced in the communications for this matter through correspondence he issued, to have the application withdrawn from the Board's calendar. Counsel summarized the request and announced that the matter would not be heard, and removed from future consideration from the Board unless refiled, and re-noticed. Mr. Ciampi then made a motion to have this matter withdrawn from the Board's calendar, which was seconded by Mr. McNeil. On the vote: DiGiovanni, yes; Wiley, 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. 3403 NB Home Improvements, LLC. 1225-1227 Morris Avenue, to construct a mixed-use building with retail and multi-family residential. Stephen 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 as referenced in the communications for this matter through correspondence he issued, to further address the Township's professionals' comments that were recently received. Counsel put forth the basis for the Board to consider the adjournment on the record. Counsel confirmed that the Applicant had waived any time constraints confronting the Board to realize the adjournment and will re-notice for the new meeting date. Mr. Pansulla explained the reasons for the adjournment were reasonable and addressed the public notice. Mr. DiGiovanni then made a motion to have this matter adjourned as requested by the Applicant, which was seconded by Mr. Wiley. On the vote: DiGiovanni, yes; Wiley, yes; Alexander, yes; Bentivegna, yes; Scott, yes; McNeil, yes and Ciampi, yes. Mr. Ciampi then notified the public that this matter had been adjourned to the December 7, 2022 regular meeting date of the Board at which time any changes to the application would be referenced in a future public notice to be provided.

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. Wiley. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

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

Anthony Monguso, Bd. of Adjustment Secretary