

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

July 17, 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 July 17, 2019 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Ciampi, Petkov, Wiley and Alexander. Absent were Howe, Demovic, Saraiva and Galante. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Meeting Clerk.

Mr. Petkov then asked for the approval of the minutes of the July 10, 2019 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mrs. Alexander. All members present who were eligible to vote were in favor.

Mr. Petkov then asked for communications and Mr. Monguso advised there were no communications and hence, there were none to be read.

The only matter to come to the attention of the Board was Calendar No. 3351 Salvador Oliveira, for property at 1229 Roger Avenue, proposing an addition with insufficient setbacks. Frank Guagliardi, Esq. of Stephen F. Hehl, Esq.'s offices at Javerbaum Wurgaft, et. al. came forward on behalf of the applicant. Mr. Guagliardi gave a brief overview of the matter.

Mr. Guagliardi then called his first witness Salvatore Corvino, as an Architect and Planner to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application and site plan. Mr. Corvino described the interior and exterior of the building. He provided the details for the proposed building, and legal justification to obtain variance relief. He added into evidence six colorized photos.

Mr. Guagliardi then called his next witness Anthony Catalano, as project designer of Salvatore Corvino Architect and Design, LLC to testify, who was duly sworn. Mr. Catalano added into evidence a current photo depicting the conditions of the subject property with materials used and streetscape. He summarized the current conditions and work that was performed to upgrade the property and structure. After several clarifying questions by the Board, Mr. Petkov opened the witnesses to the public for cross examination on the testimony given and no one came forward to question the witnesses on the testimony given.

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Mr. Guagliardi then called his final witness Salvatore Oliveira as the applicant to testify, who was duly sworn. He explained the project and confirmed the authority he provided to the professionals to advance the application. He also confirmed that single family residential usage was expected, and he realized that no bedroom space was to be proposed in the basement area. After several clarifying questions by the Board, Mr. Petkov opened the witness to the public for cross examination on the testimony given and no one came forward to question the witness on the testimony given. Mr. Guagliardi advised he had no further witnesses.

Mr. Petkov then opened the matter up for public comments and no one came forward.

Mr. Guagliardi 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. Mr. Petkov then asked for a motion and Mr. DiGiovanni then made a motion that the Board grant the variances applicable to the application and that counsel is directed to prepare a resolution consistent with the Board's decision, which was seconded by Mr. Ciampi. On the vote: DiGiovanni, yes; Ciampi, yes; Wiley, yes; Alexander, yes and Petkov, yes. The Resolution of Approval will be read at the July 24, 2019 meeting.

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

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary