

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

February 15, 2023

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 for its Conference Agenda at 7:00 p.m. and its regular meeting on February 15, 2023 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: Wiley, Alexander, Johnsen, Martins, Bentivegna, Graves and Ciampi. Absent were 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 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. 3409 Elrac, LLC, for property at 2088 Springfield Avenue, for “d” variance relief to allow a non-permitted use for an Enterprise Rent-A-Car brand rental business. Mr. Pansulla had been directed by the Board to prepare and presented a Resolution of Denial 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. Bentivegna made a motion that the Board adopt the Resolution of Denial as written as accurately memorializing the previous findings of the Board which was seconded by Mr. Wiley. On the vote: Bentivegna; yes, Martins, yes; Alexander, yes; Wiley, yes; Johnsen, yes and Ciampi, yes.

There being no further business to come to the attention of the Board, Ms. Martins then made a motion to adjourn which was seconded by Mr. Johnsen. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary