

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

March 8, 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 at 7:30 p.m. on March 8, 2023 consistent with the Sunshine Law of the State of New Jersey and Municipal Land Use Law, and the following members were present: Alexander, Johnsen, Martins, Bentivegna, Scott, Graves and Ciampi. Absent were Wiley 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 communications and Mr. Monguso advised he has a letter submitted for the Board's consideration that was relevant to Calendar No. 3299, for 2140 Springfield Ave., LLC, as an extension of time for resolution compliance which will be addressed by Counsel when the matter was called at tonight's meeting.

The first matter to come to the attention of the Board was Calendar No. 3412, Jorge and Olga Diaz, for property at 1047 Warren Avenue, for a new garage with insufficient setbacks. 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 Mrs. Alexander 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 Mr. Johnsen. On the vote: Alexander, yes, Scott, yes; Johnsen, yes; Graves, yes and Ciampi, yes.

The final matter to come to the attention of the Board was Calendar No. 3299, 2140 Springfield Ave., LLC, for property at 2140 Springfield Avenue, which was to consider a request for an extension of time to advance the approval previously granted by the Board involving 2140 Springfield Ave., LLC, and the Applicant requesting an extension to May 31, 2023 to advance resolution compliance. Counsel for the Applicant, Stephen F. Hehl, Esq., from Javerbaum Wurgaft, et. al., had corresponded as mentioned in the communications earlier in the meeting. He was in attendance and outlined the reasons in support of the extension. Mr. Pansulla explained the legal support to consider such request as was referenced earlier as the communication and summarized by Mr. Hehl for this matter. Mr. Pansulla had prepared a Resolution of Approval and previously presented it to the Board for their review. 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 for an Extension of Time as written as accurately memorializing the findings of the Board which was seconded by Mrs. Alexander. On the vote: Bentivegna, yes; Johnsen, yes; Martins, yes; Alexander, yes; Scott, yes; Graves, 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 Mrs. Alexander. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Anthony Monguso, Bd. of Adjustment Secretary