

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

March 27, 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 March 27, 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, Demovic, Wiley, Alexander and Galante. Absent was Howe, Petkov, Saraiva. Also present were Robert J. Pansulla, Esq., Board Attorney; Anthony Monguso, Construction Official and Zoning Board Secretary; and Tiffany Abrantes, Meeting Clerk.

Mr. Galante then asked for the approval of the minutes of the March 13, 2019 meeting and the minutes of that meeting were then moved by Mr. Ciampi and seconded by Mr. Demovic. All members present and eligible to vote were in favor.

The first matter to come to the attention of the Board was Calendar No. 3344, American Access Care Union County, LLC, 1050 Galloping Hill Road, for Resolution of Approval for medical office with out-patient surgery center. Mr. Pansulla had been directed by the Board to prepare a Resolution of Approval containing findings of fact and conclusions and has presented the Board with a Resolution of Approval, copies of which had been distributed to the Board members for their review prior to the start of the meeting. Mr. Galante then asked for a motion after there were no additions or corrections and Mr. Ciampi 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. Demovic. On the vote: DiGiovanni, yes; Ciampi, yes; Petkov, yes; Demovic, yes; Wiley, yes and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3345 Billa Corporation for property at 2201 Springfield Avenue, proposing a motor vehicle service station. Stephen Hehl, Esq. came forward on behalf of the applicants. Mr. Hehl gave a brief overview of the matter. Mr. Pansulla then marked into evidence the application, site plan, circulation regulations and Maser's comment. Mr. Hehl then called his first witness Jasvinder Arjani, as an architect, of Bertin Engineering to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Arjani added into evidence an aerial photo with details and landscaping rendering as an exhibit. Mr. Arjani reviewed the site layout of the gas station and proposed canopy. He summarized the site lighting, landscaping, and proposed limited operations for gas dispensing. After several clarifying questions by the Board, Mr. Galante 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.

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Mr. Hehl then called his next witness, Eric M. Hough, an engineer, of Bertin Engineering, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then added into evidence the storm water drainage calculations. Mr. Hough gave a review the circulation patterns. He also summarized the drainage and the proposed site plan. After several clarifying questions by the Board, Mr. Galante 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. Hehl then called his final witness, Nicholas A. Graviano, planner, of Graviano Design Group, who was duly sworn. The witness gave his qualifications and was accepted to testify. He went over with the Board the variances, and provided the testimony in support of the legal relief that was sought. He testified that there is no negative impact to the surrounding community. After several clarifying questions by the Board, Mr. Galante 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. Hehl advised he had no further witnesses. Mr. Galante then opened the matter up for public comments and no one came forward. Mr. Hehl 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. Galante 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; Demovic, yes; Ciampi, yes; Wiley, yes; Alexander, yes and Galante, yes. The Resolution of Approval will be read at the April 17, 2018, 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 8:25 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary