

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

April 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 April 17, 2019 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: Ciampi, Demovic, Wiley, Alexander and Galante. Absent was DiGiovanni, 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 27, 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. 3345, Billa Corporation, 2201 Springfield Avenue, for Resolution of Approval for motor vehicle service station. 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: Demovic, yes; Ciampi, yes; Wiley, yes; Alexander, yes and Galante, yes.

The final matter to come in front of the board was designated on the agenda as a Closed Session item for a lawsuit entitled Paul Rinaldi and Rose A. Rinaldi v. Zoning Board of Adjustment of the Township of Union and 580 North Avenue Associates, LLC, Superior Court of NJ, Union County, Docket No. UNN-L-001232-19. Mr. Pansulla stated that as Counsel for the Board he met in Closed Session to strategize with the Board regarding the lawsuit and explained their legal options and status. Mr. Pansulla did summarize publicly all non-privileged discussions he had with the Board regarding the lawsuit, indicating that a formal answer is due to be filed during the first week of May, 2019. He would provide further updates as the matter develops, and his appointment by the Township to represent the Board's interests in Court are formalized.

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

Respectfully submitted,

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Anthony Monguso, Board of Adjustment Secretary