

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

May 22, 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 May 22, 2019 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: DiGiovanni, Howe, Ciampi, Petkov, Demovic, Wiley, Alexander, 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. Galante then asked for the approval of the minutes of the May 15, 2019 meeting and the minutes of that meeting were then moved by Mr. DiGiovanni and seconded by Mr. Ciampi. All members present were in favor with the exception of Mr. Petkov and Mr. Demovic who abstained since they were absent for the May 15, 2019 meeting.

Mr. Galante then 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. 3348, application for 635 Thoreau Terrace, for an addition. Mr. Pansulla advised the board that the applicant had not properly notified the residents and they will re-notice for the June 5, 2019 meeting.

The final matter to come to the attention of the Board was Calendar No. 3350 Bapu Corporation, for property at 2735 Route 22, West, proposing a hotel with banquet hall and sky bridge with parking deck. Lisa Lomelo, Esq. came forward on behalf of the applicants. Ms. Lomelo gave a brief overview of the matter. Ms. Lomelo then called her first witness Anthony Albano, as an engineer, of Stonefield Engineering & Design to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, site plan, architectural plans, traffic study and storm water report. Mr. Albano added into evidence an aerial photo of the existing site, updated site plan sheet and signage. He summarized the existing conditions of the property and area. Mr. Albano reviewed the updated rendering of the site plan showing the Sky Bridge, parking and signage. 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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Ms. Lomelo then called her next witness, John Corak, Traffic Engineer, Stonefield Engineering & Design, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Corak reviewed the driveways and parking for the property. He advised there will be minimal traffic increase, and the site was suitable for the proposed use. NJDOT follow-up was required. 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.

Ms. Lomelo then called her next witness, Akash Patel, owner, Bapu Corporation who was duly sworn and accepted to testify. Mr. Patel advised the Board of the plans and agreement between Bapu Corporation and Extreme Hospitality who would supervise the transition of the property into a Courtyard by Marriott brand. 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.

Ms. Lomelo then called her next witness, Eric Rubino, Principal Chief Development Officer, Extreme Hospitality, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Rubino advised they will run the operations at the hotel and banquet hall under the strict standards imposed for a national brand Courtyard by Marriott. He summarized the anticipated occupancies and day to day operations expected of the site. 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.

Ms. Lomelo then called her next witness, Swanandesh Karandikar, Principal Architect, Designs Services Plus and Hospitality Design Consultant, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Karandikar added into evidence updated floor plans for the banquet hall providing each floors' detail. He summarized renderings of the proposed hotel and banquet hall. He reviewed the interior floor plans including the patio areas. 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.

Ms. Lomelo then called her next witness, Subhas Mbzumdar, Architect, Designs Services Plus, who was duly sworn. The witness gave his qualifications and was accepted to testify. He advised the site meets the ADA requirements. Both architectural witnesses provided the requisite details for the layout and proposed construction. They offered particulars from their experience with other Courtyard by Marriott locations. 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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Ms. Lomelo then called her 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 legal reasons that relief could be granted. He testified that there is no negative impact to the surrounding community. He offered the testimony to support the variances. 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. Galante then opened the matter up for public comments and no one came forward. Ms. Lomelo 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. Petkov 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. DiGiovanni. On the vote: DiGiovanni, yes; Howe, yes; Ciampi, yes; Petkov, yes; Demovic, yes; Wiley, yes and Galante, yes. The Resolution of Approval will be read at the June 12, 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. Howe. The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary