

UNION BOARD OF ADJUSTMENT

MEETING MINUTES

June 5, 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 June 5, 2019 pursuant to the Sunshine Law of The State of New Jersey, at 7:30 p.m., and the following members were present: Howe, Ciampi, Petkov, Demovic, Wiley, Alexander and Galante. Absent were DiGiovanni and 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 May 22, 2019 meeting and the minutes of that meeting were then moved by Mr. Howe and seconded by Mr. Ciampi. All members present were in favor.

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. 3346, application for Cesar Moreira, for property at 1630 Vauxhall Road, for Resolution of Approval. 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. Petkov 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. Ciampi. On the vote: Howe, yes; Ciampi, yes; Demovic, yes; Petkov, yes and Galante, yes.

The final matter to come to the attention of the Board was Calendar No. 3358 Petit-Jean, for property at 635 Thoreau Terrace, proposing an addition with insufficient setbacks. The applicant's representative as one of the owners came forward, Ms. Sheila Petit-Jean. Ms. Petit-Jean gave a brief overview of the matter. Ms. Petit-Jean then called her first witness Yuval Wellisch, as an architect, of Wellisch Architects, LLC to testify, who was duly sworn. The witness gave his qualifications and was accepted to testify. Mr. Pansulla then marked into evidence the application, architectural plans and survey. The applicant's Architect reviewed the architectural plans, and offered the legal support for the bulk variance sought. After several clarifying questions by the Board, Mr. Galante opened the witness to the public for cross examination on the testimony given and Ivo Ursic came forward to question the witness on the testimony given. Ms. Petit-Jean was recalled, and duly sworn, who agreed to comply with the Township Engineer's comments, and committed to single family residential usage for the property.

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Mr. Galante then opened the matter up for public comments and no one came forward. 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. Ciampi. On the vote: Wiley, yes; Howe, yes; Petkov, yes; Ciampi, yes; Demovic, yes; Alexander, yes and Galante, yes. The Resolution of Approval will be read at the June 19, 2019 meeting.

There being no further business to come to the attention of the Board, Mr. Howe then made a motion to adjourn which was seconded by Mr. Demovic. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Anthony Monguso, Board of Adjustment Secretary