

REORGANIZATION & REGULAR MEETING

**Lebanon Township Board of Adjustment
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.**

January 28, 2009

*The Reorganization and Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:05 p.m. by Board Secretary Ms. Glashoff. Present were: Mr. Machauer, Mr. Kozlowski, Mr. MacQueen, Mr. Abuchowski, Mr. Perry, Mr. Nagie, 1st Alternate Eberle, 2nd Alternate Maurizio, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Terzuolo.*

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Board of Adjustment has scheduled their Reorganization & Business Meeting for January 28, 2009 at 7:00 p.m. prevailing time in the Main Meeting Room in the Municipal Building. The Business portion of the meeting will start at the conclusion of the Reorganization Meeting. Notice of this meeting was published in the Hunterdon Review on January 7, 2009 and January 14, 2009 and in the Hunterdon County Democrat on January 14, 2009. Copies of the agenda were mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the municipal building on January 21, 2009

SWEAR IN:	Gary MacQueen	Class IV	4 Year Term
	Lou Perry	Class IV	4 Year Term
	Wayne Eberle	Class IV	2 Year Term Alternate I

Ms. Glashoff asked Attorney Gallina to do the honors and swear in the above mentioned board members.

NOMINATIONS FOR CHAIRMAN:

Ms. Glashoff asked for a nomination for Chairman. Motion by Mr. Nagie and seconded by Mr. Perry to nominate Bruce Terzuolo as Chairman. Being no further nominations, motion by Mr. Nagie and seconded by Mr. Perry to close the nominations. Unanimously approved.

NOMINATIONS FOR VICE CHAIRMAN:

Ms. Glashoff asked for a nomination for Vice Chairman. Motion by Mr. Nagie and seconded by Mr. MacQueen to nominate Abe Abuchowski as Vice Chairman. Being no further nominations, motion by Mr. Nagie and seconded by Mr. MacQueen to close the nominations. Unanimously approved. Congratulation to Mr. Abuchowski

At this time, Mr. Abuchowski took over the meeting.

APPOINTMENTS:

- a. John Gallina, Esq.
- b. Michael Bolan, PP
- c. Steve Risse, Engr. (Bayer/Risse Engrs.)
- d. Gail W. Glashoff, Board Secretary
- e. Guy Wilson, Esq. (Alternate Atty)
- f. Lucy Grozinski, Court Stenographer

Motion by Mr. Nagie and seconded by Mr. Perry to appoint all of the above appointments. Unanimously approved.

ADOPT RESOLUTIONS:

a. Annual Notice Schedule

Ms. Glashoff reviewed for the board the dates for 2009. The November meeting will be held on Thursday November 12th since Wednesday November 11, 2009 is a holiday and the building is closed. The other date is December 9th in the event of a continuation of a public hearing. Everything else stays the same. Motion by Mr. Nagie and seconded by Mr. MacQueen to adopt the Annual Notice Schedule as presented. Unanimously approved.

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b. Authorizing Agreement for Professional Services

Ms. Glashoff briefly reviewed the authorizing agreement stating that there are no changes from last year. Motion by Mr. Nagie and seconded by Mr. MacQueen to adopt the Agreement as presented. Unanimously approved.

ADOPT RESOLUTION AUTHORIZING THE AWARD OF NON-FAIR AND OPEN CONTRACT FOR BOARD PROFESSIONALS:

Ms. Glashoff reviewed the Resolution and informed the board that the Planning Board has adopted and signed the resolution regarding board professionals. Motion by Mr. Nagie and seconded by Mr. MacQueen to adopt the Resolution Authorizing the Award of Non-Fair and Open Contract for Board Professionals. Unanimously approved.

ADOPT PROFESSIONAL CONTRACTS:

- a. John Gallina, Esq..
- b. Michael Bolan, PP
- c. Steve Risse, Engr. (Bayer/Risse Engrs)
- d. Guy Wilson, Esq. (Alternate Atty) Letter of Intent

Ms. Glashoff informed the board that Attorney Gallina and Planner Bolan's contract have stayed the same, there are no rate increases. The contract for Bayer/Risse Engrs has increased \$4.50 per hour from last year. Ms. Glashoff also informed the board that she has received the Letter of Intent from Attorney Wilson. Motion by Mr. Nagie and seconded by Mr. MacQueen to adopt all the professional contracts as presented. Unanimously approved.

APPOINT APPLICATION REVIEW COMMITTEE:

Vice Chairman Abuchowski asked who sat on the review committee in 2008. Ms. Glashoff informed the board it was Mr. Terzuolo, Mr. Perry with Mr. MacQueen as an alternate. Vice Chairman Abuchowski asked for volunteers. Mr. Perry, Mr. Kozlowski volunteered and Mr. Terzuolo and Mr. Machauer as the alternates. Ms. Glashoff informed the board that if one of the alternates wants to sit in on an application, they can because the limit is three members. Ms. Glashoff is also a member of the review committee. Motion by Mr. MacQueen and seconded by Mr. Kozlowski to approved the Review Committee as presented. Unanimously approved.

PRESENTATION OF MINUTES: November 12, 2008 Regular Meeting

Motion by Mr. Kozlowski and seconded by Mr. MacQueen to approve the minutes with a minor correction. Unanimously approved.

December 10, 2008 Regular Meeting

Motion by Mr. Kozlowski and seconded by Mr. MacQueen to approve the minutes as presented. Unanimously approved.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$230.00 – Attend Mtg 12/10/2008
 - b. Bayer/Risse Engrs. \$172.50 – Attend Mtg 12/10/2008
 - \$115.00 – Escrow (**Giordano**)
 - c. Court Stenographer \$200.00 – Attend Mtg 1/28/2009
- Total: \$717.50**

Ms. Glashoff informed the board she had three additional bills to add and reviewed the bills for the board. The three additional bills total \$1,155.00 bringing the grand total to \$1,872.50. Motion by Mr. Nagie and seconded by Mr. Perry to approve the bills as amended. Unanimously approved.

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NEW BUSINESS:

*Patrick Allen
666 JIN XIU Road
No. 9 Apt. 1102
Pudong, Shanghai, China 200135*

*Block #16 Lot #61
71 Old Readingsburg Road RC 7½*

PUBLIC HEARING *Rebuild second house on private road with additional variances*

Ms. Glashoff announced due to the bad weather, Attorney Boak for the applicant has asked to be rescheduled to the March 25th at 7:30 p.m. Attorney Gallina announced to the public that the Patrick Allen application will be heard on March 25th at 7:30 p.m.

Being no further business to come before the board nor comments from the public, motion by Mr. Nagie and seconded by Mr. Perry to adjourn the meeting at 7:55 p.m. Unanimously approved.

VICE CHAIRMAN ABE ABUCHOWSKI

GAIL W. GLASHOFF, BOARD SECRETARY