

## REGULAR MEETING

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

**February 26, 2020**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:30 p.m. by Vice Chairman Abe Abuchowski. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. Eberle, Ms. Guevara, Mr. Sachs and Attorney Gallina. **Excused:** Mr. Terzuolo, Mr. Locker and Mr. MacQueen.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 22, 2020, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and on the Bulletin Board in the Municipal Building on February 18, 2020.

### **NOMINATIONS FOR CHAIRMAN PRO-TEM:**

Motion by Mr. Maurizio and seconded by Mr. Eberle to nominate Mr. Kozlowski as Chair Pro-Tem for 2020. Being no other nominations, nominations are closed. Unanimously approved.

**PRESENTATION OF MINUTES:**                      January 22, 2020                      Reorganization/Regular Meeting

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

### **NEW BUSINESS:**

|                        |                      |
|------------------------|----------------------|
| William & Dana Soltesz | Block #40 Lot #37    |
| 320 Teetertown Road    | Teetertown Road R1 ½ |
| Califon, N.J. 07830    |                      |

**PUBLIC HEARING**                                      Bulk Variances

Mr. Soltesz was present to represent himself for his application for Bulk Variances. Attorney Gallina had Mr. Soltesz sworn in. At this time Attorney Gallina had the following marked into evidence: **A1**-Taxes Paid, **A2**-Certified List of Property Owners & Utilities, **A3**-Affadavit of Proof of Service, **A4**-Notice to Property Owners, **A5**-POD Slips, **A6**-Publication of Notice in Newspaper & **A7**-Plans prepared by William Soltesz, Architect dated December 18, 2019.

Mr. Soltesz made a presentation to the board. Mr. Soltesz informed the board that in the front of the house is wants to add a family room, foyer, ½ bath and two closets. In the back of the house he would like to add a Laundry Room and the former Laundry Room will be converted into a bedroom. The total new square footage will be 800 square feet. Attorney Gallina had the following marked into evidence: **A8**-Plan prepared by William Soltesz, Architect dated December 18, 2019.

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Also the following was also marked, **A9**-Location survey dated December 20, 2019. Mr. Soltesz noted the Bluestone patio is in the back portion of the house from the kitchen/dining room. At the conclusion of Mr. Soltesz testimony, the board had questions for the applicant. Mr. Soltesz said the Laundry Room which is 9'x15' will be changed to a bedroom and there will be 2 bedrooms on the second floor. The addition in the back of the house will consist of a laundry room/mud room. Mr. Soltesz said there will be no change with the utilities everything will stay the same. At the conclusion of the board's questions, the hearing was open to the public for questions. There were none. The hearing was then open to the public for statements and comments. There were none.

At this time Mr. Soltesz gave his summation. Vice Chair Abuchowski asked for motion to close the public portion of the hearing. Motion by Mr. Kozlowski and seconded by Mr. Maurizio to close the public hearing. Unanimously approved.

The board deliberated at this time and at the conclusion of their deliberations, motion by Mr. Kozlowski and seconded by Mr. Maurizio to grant the Bulk Variances with the following conditions:

- a. The applicant shall obtain all other necessary approvals from any outside agencies having jurisdiction, as applicable.
- b. The applicant will pay all necessary fees and escrows payable in connection with the application.
- c. All necessary permits shall be obtained within eighteen (18) months of the date of the adoption of this Resolution.
- d. The addition will be built in conformance with the Site Plan/Variance along with building plans as shown on Exhibit A7.

|                  |             |               |                |                |              |
|------------------|-------------|---------------|----------------|----------------|--------------|
| <b>ROLL CALL</b> | <b>Yes:</b> | Mr. Maurizio  | Mr. Abuchowski | <b>Absent:</b> | Mr. Terzuolo |
|                  |             | Mr. Kozlowski | Mr. Eberle     |                | Mr. MacQueen |
|                  |             | Ms. Guevara   | Mr. Sachs      |                | Mr. Locker   |

**Attorney Gallina will prepare the Resolution to be on the next Agenda of March 25, 2020.**

**PRESENTATION OF BILLS:**

- |                       |  |
|-----------------------|--|
| a. John Gallina, Esq. | \$260.00 – Attend ZBA Reorganization Mtg 1/22/2020 |
| b. Court Stenographer | \$250.00 - Attend ZBA Meeting 2/26/2020            |
| <b>Total:</b>         | <b>\$510.00</b>                                    |

Motion by Mr. Kozlowski and seconded by Mr. Eberle to approve the bills for payment. Unanimously approved.

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Ms. Glashoff asked the board about sending flowers for Lou Perry's funeral. Ms. Glashoff said that Lou had been on the Zoning Board for 27 years. The board agreed to sending flowers.

**CORRESPONDENCE:**

- a. Letter from Attorney Gallina on the application of William & Dana Soltesz
- b. Resolution 18- 2020 from the Township Committee referring to supporting individual rights and affirming the protection of those rights.

Being no further business to come before the board, nor comments from the public, motion by Mr. Eberle and seconded by Ms. Sachs to adjourn the meeting at 8:05 p.m. Unanimously approved.

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**VICE CHAIR ABE ABUCHOWSKI**

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**GAIL W. GLASHOFF, BOARD SECRETARY**