

**REGULAR MEETING**

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

**March 22, 2017**

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. MacQueen, Mr. Perry, 1<sup>st</sup> Alternate Locker, 2<sup>nd</sup> Alternate Guevara & Attorney Gallina. **Excused:** Mr. Terzuolo

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 25, 2017, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the website and bulletin board in the Municipal Building on March 15, 2017.

**PRESENTATION OF MINUTES:** Regular Meeting February 22, 2017

Motion by Mr. Maurizio and seconded by Mr. Locker to approve the minutes as presented. Unanimously approved.

**ANNOUNCEMENT:** Township Volunteer Picnic – Saturday June 10, 2017  
Lebanon Township Memorial Park Pavilion **(More info to follow)**

**NEW BUSINESS:**

Muller Toyota Block #3 Lot #5.01  
c/o William Muller Route 31 B2  
220 Highway 31 North  
Glen Gardner, N.J. 08826

**PUBLIC HEARING** Waivers & Variance relief for freestanding pylon sign  
90 sq. ft. (ordinance permits 30 sq. ft.) Internal illumination,  
Front & Side Yard Setback Relief.

Ms. Glashoff informed the board that she had been contacted by Attorney Winter requesting to carry the Muller Toyota Application to April. Attorney Gallina announced for the public that the Muller Toyota Application will be carried to the April 26<sup>th</sup> date with no further notice given.

Gil Levy Block #16 Lot #24  
6 Twin Pines Lane Twin Pines Lane R 1  
Califon, N.J. 07830

**PUBLIC HEARING** Side Yard Setback Variance (15.9' from property line) & Building  
Height Variance (18' over height limit)

Ms. Glashoff informed the board that she had been contacted by Lanza & Lanza regarding the application of Gil Levy and requested to have the application carried to the April Meeting. Attorney Gallina announced for the public that the Gil Levy application will be carried to the April 26<sup>th</sup> Meeting with no further notice given.

**PRESENTATION OF BILLS:**

- a. John Gallina, Esq. \$ 260.00 – Attend ZBA Mtg 2/22/2017
  - b. Michael Bolan, PP \$ 101.50 – Review plans, prepare comments **(Muller Toyota)**  
\$ 43.50 - Review incomplete Ltr from Engr. Risse **(Aqua NJ)**
  - c. Bayer/Risse Engrs. \$ 892.50 - Review application/prepare Letter – **(Aqua NJ)**
  - d. Court stenographer \$ 250.00 – Attend Bd Meeting 3/22/2017
- Total: \$1,547.50**

**Lebanon Township Board of Adjustment**  
**March 22, 2017**  
**Page 2**

Motion by Mr. Kozlowski and seconded by Mr. Maurizio to approve the bills as presented. Unanimously approved.

At this time, Ms. Glashoff informed the board that Aqua NJ will be on the April Agenda for Completeness only. Also, the Muller application will be heard first in April then Mr. Levy. Ms. Glashoff stated that both Planner Bolan and Engineer Risse will be present for the April meeting.

**CORRESPONDENCE:**

- a. H.C. Planning Board Roundtable - March 28th
- b. NJLM – Article on OPMA & Group Emails
- c. Governing Article – Fracking
- d. NJPO Newsletter

Mr. Kozlowski referred to the County Planning Board invitation and to the article on Emails from the League Magazine.

Being no further business to come before the board, nor comments from the public, motion by Mr. Locker and seconded by Mr. Kozlowski to adjourn the meeting at 7:42.

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**VICE CHAIRMAN ABE ABUCHOWSKI**

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**GAIL W. GLASHOFF, BOARD SECRETARY**