

REGULAR MEETING

**Lebanon Township Board of Adjustment
530 West Hill Road Glen Gardner, N.J. 08826**

April 27, 2016

The regular meeting of the Lebanon Township Board of Adjustment was called to order at 7:33 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. MacQueen, Mr. Perry, Mr. Eberle, 1st Alternate Locker, 2nd Alternate Guevara, Attorney Gallina and Planner Bolan.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 27, 2016, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on April 20, 2016.

SWEAR IN: Deborah Guevara Class IV Alternate II 2 Year Term

Attorney Gallina administered the oath of office to Ms. Guevara. Welcome to our newest member.

PRESENTATION OF MINUTES: March 23, 2016 Regular Minutes

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

ITEMS FOR DISCUSSION:

a. Annual Report & Animal Farm Ordinance – Planner Bolan

Planner Bolan reviewed for the board the list of applications and meetings that the board held in 2015. The board held 8 meetings and acted on four applications. One application was for an Interpretation regarding setbacks. An appeal from the Zoning Officer's decision which the board reversed. The other 2 were Pinsonault & Transtar for extension of time. Planner Bolan stated that the Board relies on the enforcement of certain conditions as an important part of granting variance relief. The Board recommends diligent enforcement of these conditions by the Zoning Officer. The Board also recommends the Township develop a better system for the sharing of information and the tracking of application approvals.

During the Board's discussion, the Animal Farm Ordinance was discussed. This all stemmed from an application which is before the Planning Board for a Horse Farm. The discussion centered around eliminating the word indigenous from the ordinance. At the conclusion of the discussion, motion by Mr. Kozlowski and seconded by Mr. Maurizio to recommend to the Township Committee eliminating the word indigenous from the Animal Farm Ordinance. Unanimously approved.

Planner Bolan said he will amend the Annual Report to include the board's recommendation. Ms. Glashoff informed the board that they have an application which will be scheduled for the May 25th meeting.

PRESENTATION OF BILLS: None

CORRESPONDENCE: a. Law of the Land Articles

OPEN TO THE PUBLIC – There was no public present.

Being no further business to come before the board, nor comments from the public, motion by Mr. Eberle and seconded by Mr. Locker to adjourn the meeting at 8:00 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY