

**REGULAR MEETING**

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

**May 24, 2017**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:31 p.m. by Vice Chairman Abe Abuchowski. Present were: Mr. Maurizio, Mr. Kozlowski, 1<sup>st</sup> Alternate Mr. Locker, 2<sup>nd</sup> Alternate Ms. Guevara, Attorney Gallina, Planner Bolan & Engineer Risse. Excused: Mr. Terzuolo, Mr. MacQueen, Mr. Eberle.

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 New, Star Ledger and posted on the Township Website and bulletin board in the Municipal Building on May 17, 2017.

**PRESENTATION OF MINUTES:** April 26, 2017 Regular Meeting

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

**RESOLUTIONS:**

Muller Toyota Block #3 Lot #5.01  
Variance for Pylon Sign Route 31 B2  
with illumination Bulk Variances  
with conditions

Attorney Gallina went over the corrections that were made to the Resolution for Muller Toyota. Motion by Mr. Kozlowski and seconded by Ms. Guevara to approve the Muller Toyota Resolution as corrected.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Kozlowski Mr. Abuchowski Mr. Locker Ms. Guevara	<b>Abstain:</b> Mr. Maurizio	<b>Absent:</b> Mr. Terzuolo Mr. MacQueen Mr. Eberle
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Gil Levy Block #16 Lot #24  
Side yard Variance/Height Variance Twin Pines Lane R1½  
with conditions

Attorney Gallina went over the corrections that were made to the Resolution for Levy. Motion by Ms. Guevara and seconded by Mr. Locker to approve the Levy Resolution as corrected.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Abuchowski Mr. Locker Ms. Guevara	<b>Abstain:</b> Mr. Kozlowski Mr. Maurizio	<b>Absent:</b> Mr. Terzuolo Mr. MacQueen Mr. Eberle
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**NEW BUSINESS:**

Aqua NJ	Block #26	Lot #34
Bunnvale Water System #1	Boulder Field Road	R15
10 Black Forest Road		
Hamilton, N.J. 08691		

**PUBLIC HEARING**

“d” Variance with Site Plan per N.J.S.A. 40:55D-70d(3)  
Per Essential Service Buildings Section 400-11B(5)

Attorney Mark Peck was present to represent the applicant Aqua NJ. Attorney Peck stated that the applicant is seeking a d Variance which needs five affirmative votes and that there are only five board members present this evening. Attorney Peck said this doesn't leave the applicant with a margin of error. Attorney Peck asked to be rescheduled in hopes of have more board members present. Ms. Glashoff offered June 28, 2017. This date was accepted by Attorney Peck and the board agreed.

At this time Attorney Gallina announced that all the notices are in order. The following items were marked into evidence: **A1**-Affadavit of Proof of Service, **A2**-Certified List of Property Owners & Utilities, **A3**-POD Slips, **A4**-Notice to Property Owners, **A5**-Notice in Newspaper, **A6**-Taxes Paid, **A7**-Ltr. from H.C. Soil Conservation District dated 9/22/2016, **A8**-Ltr. From H.C. Planning Board dated 12/28/2016. Attorney Gallina announced to the public that the application for Aqua NJ will be carried to the June 28, 2017 meeting at 7:30 p.m. No further notice will be given.

**PRESENTATION OF BILLS:**

a. John Gallina, Esq.	\$357.50 – Attend Board Meeting 4/26/2017
	\$195.00 – Review application/prepare letter <b>(Aqua NJ)</b>
	\$260.00 - Prepare Resolution <b>(Gil Levy)</b>
	\$227.50 - Prepare Resolution <b>(Muller Toyota)</b>
b. Michael Bolan, PP	\$ 87.00 – Review application, plans & ord. prepare comments <b>(Gil Levy)</b>
	\$188.50 - Review application, plans & corres. ZBA Atty <b>(Aqua NJ)</b>
	\$ 43.50 - Review testimony, prepare for public hearing <b>(Muller Toyota)</b>
	\$395.50 – Attend ZBA Mtg 4/26/2017
c. Court Stenographer	\$250.00 – Attend Board Meeting 5/24/2017
d. H.C. Planning & Zoning	\$ 30.00 - Luncheon/Seminar – G. Glashoff
	<b>Total: \$2,034.50</b>

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Motion by Mr. Kozlowski and seconded by Mr. Locker to approve the bills as presented. Unanimously approved. One additional voucher from Engineer Risse, since it wasn't listed on this agenda will be on the next agenda for approval.

**CORRESPONDENCE:** NJPO Newsletter – March/April

Being no further business to come before the board, nor comments from the public, motion by Mr. Maurizio and seconded by Mr. Locker to adjourn the meeting at 7:45 p.m. Unanimously approved.

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**VICE CHAIRMAN ABE ABUCHOWSKI**

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**GAIL W. GLASHOFF, BOARD SECRETARY**