

**REGULAR MEETING**

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

**May 25, 2016**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:35 p.m. by Board Secretary Ms. Glashoff. Present were: Mr. Kozlowski, Mr. Perry, Mr. Locker, Ms. Guevara and Attorney Gallina. **Excused:** Mr. Terzuolo, Mr. MacQueen, Mr. Eberle & Mr. Abuchowski.

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 May 18, 2016.

Since the Chairman and Vice Chairman are absent this evening Ms. Glashoff asked for nominations for Chairman. Motion by Mr. Perry and seconded by Mr. Locker to nominate Mr. Kozlowski to serve as Chairman. Being no other nominations, motion by Mr. Perry and seconded by Mr. Locker to close the nominations. Unanimously approved.

**Mr. Kozlowski took over the meeting at this time.**

**PRESENTATION OF MINUTES:** April 27, 2016 Regular Meeting

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

**RESOLUTION:** Annual Report – 2016

Ms. Glashoff informed the board under correspondence is the amended version of the Annual Report. Planner Bolan said that if the board states that the amended report is correct he will send a final version of the report. Motion by Mr. Locker and seconded by Mr. Perry to approve the resolution for the Annual Report as presented.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Kozlowski Mr. Perry Mr. Locker Ms. Guevara	<b>Absent:</b> Mr. Terzuolo Mr. MacQueen Mr. Maurizio Mr. Abuchowski Mr. Eberle	<b>No:</b> None <b>Abstain:</b> None
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**NEW BUSINESS:**

Anthony Hendra 91 Red Mill Road Glen Gardner, N.J. 08826	Block #35 Lot #85 Red Mill Road RC
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**PUBLIC HEARING** Bulk Variance Relief Schedule I 400-4:1  
(Letter from Attorney Gallina)

Architect Michael Margulies and the applicant Anthony Hendra were present. Attorney Gallina had Mr. Margulies and Mr. Hendra sworn in at this time.

Attorney Gallina announced that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Taxes Paid, **A2**-Affadavit of Proof of Service, **A3**-Notice to Property Owners and Utilities, **A4**-POD Slips, **A5**-Certified List of Property Owners & Utilities, **A6**-Letter from H.C. Planning Board, **A7**-Zoning Denial, **A8**-Affadavit of Publication in Newspaper. Attorney Gallina asked that all cell phones and/or devices be turned off.

Mr. Hendra made a presentation to the board. Mr. Hendra stated that they would like to build an addition of 330 square feet on the rear portion of the house which is the modern portion that was built in 1988. The rest of the house is from the 1820's. Mr. Hendra said a 49 square foot portion of the purposed addition is within the 50' front yard setback this is why a variance is needed. Mr. Hendra referred to the architectural plans that were prepared by Architect Michael Margulies. Mr. Hendra noted that the new addition will enlarge the kitchen living area and will allow them to have the laundry room area moved up from the basement. Mr. Hendra informed the board that his wife has cancer and to have everything on the first floor will make things much easier for her.

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Testimony was also given by Architect Michael Margulies. At this time the following was marked into evidence: **A9-4** photos of house showing front, side and rear. The survey and architectural plans were prepared by Architect Margulies. Mr. Margulies stated that the existing home is located almost entirely within the front yard setback with the proposed addition also encroaching into the front yard setback.

Mr. Margulies noted the house sits on 4.3 acres in the RC zone which is considered an under sized lot within the RC 7.5 acre zone and granting the variance would not be a detriment to the public good. At the conclusion of the testimony, Chairman Kozlowski asked if the board had questions of the applicant. During the board questions, it was noted that all the outside doors enter into a room none of which enter into a foyer.

At this time, Chairman Kozlowski opened the hearing to the public for questions. There were none. When reopened to the public for comments there were none. Mr. Hendra gave his summation at this time. Chairman Kozlowski asked for a motion to close the public portion of the hearing. Motion by Mr. Locker and seconded by Mr. Perry to close the public portion of the hearing. Unanimously approved. The board deliberated at this time and found that the applicant's request to be reasonable and would not create any substantial detriment to the public good or the zone plan.

Motion by Mr. Locker and seconded by Mr. Perry to grant the bulk variances to construct an addition to the existing residence with the following conditions:

- a. Applicant to obtain approvals from any outside agencies having jurisdiction.
- b. Applicant will pay all necessary fees/escrows connected to the application.
- c. All necessary permits shall be obtained within 18 months of the date of the resolution.
- d. The applicant is advised pursuant to Ordinance Section 45-20, if an extension of time is needed, the request must be made in writing prior to the expiration of the 18 months.

<b>ROLL CALL</b>	<b>Yes.</b> Mr. Kozlowski Mr. Perry Mr. Locker Ms. Guevara	<b>Absent:</b> Mr. Terzuolo Mr. MacQueen Mr. Maurizio Mr. Abuchowski Mr. Eberle	<b>No:</b> None <b>Abstain:</b> None
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**Attorney Gallina will prepare the resolution to be on the next Agenda of June 22, 2016.**

**PRESENTATION OF BILLS:**

a. John Gallina, Esq.	\$ 281.25 - Review Annual Report, attend ZBA Mtg 4/27/2016
	\$ 62.50 - Prepare Resolution for Annual Report
b. Court Stenographer	\$ 250.00 – Attend ZBA Meeting on May 25, 2016
c. Michael Bolan, PP	\$ 156.20 – Review report from Bd Sec. prepare draft of Annual Report
	\$ 260.00 – Attend ZBA Meeting on April 27, 2016.
<b>Total:</b>	<b>\$1,009.95</b>

Ms. Glashoff noted the Agenda Addendum had one additional bill from Planner Bolan for **\$85.20** bringing the grand total to **\$1,095.15** for the bills. Motion by Mr. Perry and seconded by Mr. Locker to approve the bills for payment as amended. Unanimously approved.

**CORRESPONDENCE:**

- a. Amended Annual Report
- b. Letters (2) from Zoning Officer re: Block #37 Lot #34
- c. NJPO Newsletter from the agenda addendum.

Ms. Glashoff informed the board of what has transpired with the Little Brook property and will keep the board posted.

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Ms. Glashoff informed the board there is a Variance application scheduled for the June 22, 2016 meeting.

Being no further business to come before the board nor comments from the public, motion by Mr. Perry and seconded by Ms. Geuvara to adjourn the meeting at 8:15 p.m. Unanimously approved.

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**CHAIRMAN ANDY KOZLOWSKI**

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**GAIL W. GLASHOFF, BOARD SECRETARY**