REGULAR MEETING

Lebanon Township Board of Adjustment **June 26, 2019**
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

The Lebanon Township Board of Adjustment was called to order at 7:30 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. Abuchowski, Mr. Locker, Ms. Guevara, Attorney Gallina & Engineer Bayer. **Excused:** Mr. Eberle & Mr. Sachs. **Absent:** Mr. MacQueen.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 23, 2019, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and the Bulletin Board in the Municipal Building on June 20, 2019.

PRESENTATION OF MINUTES: May 22, 2019 Regular Meeting

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

May 22, 2019 Executive Session

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

COMPLETENESS/WAIVERS & SET PUBLIC HEARING DATE:

a. Dan Wirasnik	Block #60 Lot #18
263 Rocky Run Road	Musconetcong River Road
Glen Gardner, N.J.	Bulk Variances

Mr. Wirasnik was sworn in to give testimony. Engineer Bayer noted that the applicant is requesting a Bulk Variance for an undersized lot within the R1½ zone consisting of .47 of an acre. The application has been deemed incomplete pending the granting of the waivers. Engineer Bayer reviewed for the board the waivers that are being requested by the applicant. **Item #26-** requires the Key Map to show at least 1000' surrounding the property in question. The Key Map shows 500' surrounding so a partial waiver is required**. Item #33-** Contours are not shown on the plan, **Item #43**- requires showing the location of wooded areas, tree & stone rows, trees of at least 10" in diameter and stream corridors within 500', **Item #45-** regarding an Environmental Inventory Plan**.** The board decided that **Item #45** was not needed. The board discussed the other Items and informed the applicant that granting these waivers would be for completeness only. At the conclusion of the board's discussion, motion by Mr. Locker and seconded by Mr. Maurizio to grant the waivers for completeness and set a public hearing date for July 24, 2019.

ROLL CALL	**Yes**: Mr. Maurizio	Mr. Terzuolo	**Absent:** Mr. MacQueen	
	Mr. Kozlowski	Mr. Abuchowski		Mr. Eberle
	Ms. Guevara	Mr. Locker		Mr. Sachs

b. Jo Ellen Ashby	Block #51 Lot #14.05
4 Forshee Circle	Heather Hill Road
Montvale, N.J.	Variance to build on a private road

Ms. Glashoff informed the board at the request of Attorney Thatcher, the Ashby application is off the agenda until further notice.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	$260.00 - Attend ZBA Mtg May 22, 2019	
b. Bayer/Risse Engrs.	$715.00 – Review variance application/Site inspection/report **(Wirasnik-Escrow)**	
	$780.00 – Review revised plans/prepare incompleteness report Inspection of property/issuance of follow up completeness report. **(Ashby-Escrow)**	
	$ 65.00 - Site meeting with family & Engr. Kurt Hoffman to discuss Parking plan. **(Born to Run Farm)**	
c. Court Stenographer	$250.00 Attend meeting on June 26, 2019.	
Total:	**$2,070.00**	

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

CORRESPONDENCE: None

OPEN TO THE PUBLIC No public present.

Being no further business to come before the board, nor comments from the public, motion by Mr. Maurizio and seconded by Mr. Kozlowski to adjourn the meeting at 8:02 p.m. Unanimously approved.

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CHAIRMAN BRUCE TERZUOLO

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GAIL W. GLASHOFF, BOARD SECRETARY