

## REGULAR MEETING

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

**September 28, 2011**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:31 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Kozlowski, Mr. MacQueen, Mr. Perry, Mr. Nagie, 1<sup>st</sup> Alternate Maurizio, 2<sup>nd</sup> Alternate Machauer and Attorney Gallina. **Excused:** Mr. Eberle & Mr. Abuchowski

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" adopted by this board on February 23, 2011, mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on September 21, 2011.

**PRESENTATION OF MINUTES:** August 24, 2011 Regular Meeting

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

August 24, 2011 Executive Session

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

### **EXTENSION OF TIME:**

Dominick Tranquilli Block #41 Lot #4  
Transtar Truck & Autobody Route 513 I5  
514 Route 513  
Califon, N.J. 07830

**PUBLIC HEARING** Request for an extension of time Condition #8 of Resolution

Ms. Glashoff informed the board that last week she contacted Attorney Gilbert to confirm that all the notices had been taken care of and was informed the notices had not been done because the applicant owed money. The board discussed the conditions of the resolution. Ms. Glashoff stated she spoke with Zoning Officer Flemming and that he was waiting on a call from Mr. Tranquilli with a date to go up to the site for an inspection.

### **NEW BUSINESS:**

Carol/James/Ellen Moore Block #27 Lot #6  
5 High View St. High View St. R15  
Califon, N.J. 07830

**PUBLIC HEARING** Variance relief from Rear/Side Yard Setbacks  
(Ltr/John Gallina, Esq.) Section 400 4:1 Schedule I

Attorney Gallina had the applicant's Jim and Ellen Moore sworn in to give testimony. Ms. Moore made a presentation to the board explaining why they need the variance. Attorney Gallina announced that the notices are in order except the notice of publication in the newspaper, but had it marked pending Ms. Glashoff receiving it. The following items were marked into evidence: **A1**-Taxes are Paid, **A2**-Certified List of Property Owners and Utilities, **A-3** Affidavit of Proof of Service, **A4**-POD Slips, **A5**-Notice to Property Owners, **A6**-Zoning Denial, **A7**-Ltr from County Planning Board dated September 13, 2011, **A8**-Publication in Newspaper, **A9**-Ltr from County Soil Conservation dated September 7, 2011.

Ms. Moore said their lot is .30 acres and because of the size, it makes it very difficult to comply with the setback requirements. There had been a car port originally located where they are putting the shed which is under construction.



**Lebanon Township Board of Adjustment**  
**September 28, 2011**  
**Page 3**

**CORRESPONDENCE:**

- a. Law Bulletin – 9/2011 - handed out at meeting
- b. Law of the Land (3 articles)
- c. Law of the Land (2 articles) handed out at meeting

Being no further business to come before the board nor comments from the public, motion by Mr. Nagie and seconded by Mr. Perry to adjourn the meeting at 8:08 p.m. Unanimously approved.

---

**CHAIRMAN BRUCE TERZUOLO**

---

**GAIL W. GLASHOFF, BOARD SECRETARY**