

REGULAR MEETING

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

October 11, 2006

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:36 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Kozlowski, Mr. Perry, Mr. Abuchowski, 1st Alternate Eberle, Attorney Gallina and Planner Bolan.

Notice of this meeting was provided for in the “Annual Meeting Notice Schedule” and adopted by this board on January 11, 2006, 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 October 3, 2006.

PRESENTATION OF MINUTES: September 13, 2006 Regular Meeting

There was a brief discussion over the term abstain and in conclusion motion by Mr. Perry and seconded by Mr. Kozlowski to approve the minutes with a minor corrections. Unanimously approved.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$ 210.00 – Attend Mtg 9/13/06
b. Court Stenographer	\$ 200.00 – Attend Mtg 10/11/06
c. Banisch Associates	\$ 277.60 – Attend Mtg 8/23/06
	\$ 68.50 – Escrow (Golden)
	\$ 41.10 – Escrow (Pfister)
	\$ 54.80 – Escrow (Secor)
Bayer/Risse Engrs.	\$ 404.00 - Escrow (Cingular Wireless)
	Total: \$1,055.80

Ms. Glashoff informed the board there was one additional bill to add to the list from Attorney Guy Wilson in the amount of **\$262.50** for review of the Amerman application and attending the August 9th board meeting. The total of bills now comes to **\$1,318.30**. Motion by Mr. Perry and seconded by Mr. Kozlowski to approve the bills as amended. Unanimously approved.

CORRESPONDENCE:

**FYI: Planning & Zoning Training Classes – Saturday October 28, 2006
Conley Grammar School in Bethlehem Township**

Ms. Glashoff suggested to those board members who still need to take the training class to attend the October 28th classes since this class will be held in Hunterdon County. Other classes held during October are anywhere from 1.5 to 2 hours drive away. Ms. Glashoff stated that those attending will need to be at the school at 8:00 a.m. and the class will conclude at 1:15 p.m. at which time a test will be given. Mr. Perry and Mr. Kozlowski agreed to attend. Ms. Glashoff will send them a reminder and directions to the Conley School.

NEW BUSINESS:

Robert Cangemi	Block #20 Lot #7
157 Raritan River Road	Raritan River Road R3
Califon, N.J. 07830	

PUBLIC HEARING Variance from Section 18-3 Schedule I
(Letter from Applicant withdrawing Application)

Ms. Glashoff informed the board that she received a letter from Mr. Cangemi withdrawing his application to the board and thanked Ms. Glashoff for all her help during the application process. Attorney Gallina will draft a resolution to be placed on the next agenda accepting the withdrawal of Mr. Cangemi’s application.

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Susan McGreevy
232 Mt. Airy Road
Glen Gardner, N.J. 08826

Block #61 Lot #35
Mt. Airy Road RC 7½

PUBLIC HEARING

Waivers/Conditional Use - Accessory Apartment
Section 18-3.7.14j

Attorney Gallina stated this type of variance requires 5 affirmative votes in order to get an approval and we have only five members present this evening. If this application goes to a vote this evening, the applicant will need all five members voting affirmatively. The applicant does have a couple of options, they could start their hearing this evening and then continue to another date for public comments and vote when more board members are present or request an adjournment and come back when there are more board members present. The board members who are absent this evening would have to listen to the tapes in order to vote at the continuation of the hearing. Attorney Gallina also stated that he has reviewed the notices and the board has jurisdiction. Attorney Gallina asked Ms. McGreevy how she wanted to proceed. After listening to Attorney Gallina explain the options, Ms. McGreevy decided to proceed with the hearing this evening. Ms. Glashoff informed the board that this application could be continued on October 25th since the Cell Tower application has been rescheduled to December 13th and now has an Appeal scheduled for the October 25th meeting date.

Attorney Gallina marked the following items into evidence: **A1-Zoning Permit Denial**, **A2-Taxes Paid**, **A3-Certified List of Property Owners**, **A4-POD Slips**, **A5-Notice to Property Owners**, **A6-Notice in Newspaper**, and **A7-Affadavit of Proof of Service**. At this time Ms. McGreevy was sworn in to give testimony and made a presentation to the board. Ms. McGreevy reviewed for the board the survey of the property and was marked as **A8-Survey-Plot Plan** prepared by Robert Lee Assoc. dated December 19, 2005 with revision date of August 31, 2006. Ms. McGreevy also reviewed for the board the renovations for the barn for the Accessory Apartment along with photos of the property and barn. The following was marked into evidence: **A9-Drawing of Barn Renovation for Accessory Apartment** and **A10-Set of 10 Photos**. Ms. McGreevy presented a floor plan of the proposed apartment. Unfortunately there were no copies for the board to review. Copies will be made and sent to the board for the continuation date of this application. The floor plan was marked into evidence at this time as **A11-Floor Plan for Interior renovations**.

During Ms. McGreevy's testimony she informed the board that they had an engineer review the plans for the septic and with their discussions with the County Board of Health will have one large septic to accommodate both residences. The board informed Ms. McGreevy that the Accessory Apartment Ordinance requires a separate septic system for the apartment and suggested that she get an additional variance for the septic. Ms. McGreevy stated that they will put in a new septic to comply with the ordinance. At the conclusion of the testimony, the board asked questions of the applicant. The board asked the following questions: when was the property purchased, how many bedrooms in the principal structure and since Ms. McGreevy in her testimony stated the possibility of a second bedroom if needed for the accessory apartment, the board suggested when they apply to the County Board of Health for a two bedroom apartment. Ms. McGreevy informed the board they purchased the property in 2002 and their home has 4 bedrooms. At the conclusion of the board questions, Planner Bolan stated that he would prefer to wait until there are more board members present before giving his testimony. Board agreed. Chairman Terzuolo opened the hearing to the public for questions. There were none.

Chairman Terzuolo asked Ms. Glashoff for a continuation date. Ms. Glashoff suggested October 25th. Attorney Gallina announced that the continuation of this public hearing has been scheduled for October 25th at 7:30 p.m. No further notice will be given.

Being no further business to come before the board, nor comments from the public, motion by Mr. Perry and seconded by Mr. Eberle to adjourn the meeting at 8:40 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY