

REGULAR MEETING

**Lebanon Township Board of Adjustment
530 West Hill Road Glen Gardner, N.J. 08826]**

October 23, 2019

The regular meeting of the Lebanon Township Board of Adjustment was called to order by Vice Chairman Abe Abuchowski. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. Eberle, 1st Alternate Ms. Guevara, 2nd Alternate Sachs and Attorney Gallina. **Absent:** Mr. MacQueen & Mr. Locker **Excused:** Mr. Terzuolo

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 on the Bulletin Board in the Municipal Building on October 17, 2019.

PRESENTATION OF MINUTES: September 25, 2019 Regular Meeting

Ms. Guevara had a question on the minutes. Motion by Mr. Eberle and seconded by Mr. Sachs to approve the minutes as presented. Unanimously approved.

NEW BUSINESS:

Christian Falzarano Block #18 Lot #8
18 Hoffmans Crossing Road Hoffmans Crossing R3
Califon, N.J. 07830

PUBLIC HEARING Bulk Variance Schedule 1 400-4:1 Setback Requirements

The applicant Christian Falzarano & his father Thomas Falzarano were present to discuss the application. Attorney Gallina swore in both gentleman. At this time, the following items were marked into evidence: **A1**-Certified List of property owners & Utilities, **A2**-Notice in Newspaper of hearing & Tax Collector Certification, **A3**-POD Slips, **A4**-Affidavit of Proof of Service, **A5**-Proof of Newspaper Certification, **A6**-Variance Plan prepared by William S. Scott, PE dated 9/12/2019, **A7**-Set of 4 photographs, **A8**-Sketch of home.

Christian Falzarano made a presentation to the board. The house was built in 1927 on .42 acre lot. They are looking to remodel the existing front porch and build a traditional porch with a roof that was originally approved in 1987. They are looking to reinstall the roof per prior approval. Also, they are looking to extend the foot print of the existing porch. The new porch will not exceed the prior approved foot print from 1987, instead it will be reduced. The existing

Lebanon Township Board of Adjustment
October 23, 2019
Page 2

porch is 14'8" wide and 6' deep. Christian Falzarano stated they would like to extend the deck about 7' 3" to the right and then add stairs exiting to the right. The highest point to the top of the roof touching the house will be 17' 6" at the far left corner.

Mr. Falzarano said in reference to the hardship, the property is only .42 of an acre in the R3 zone and the existing structures do not meet the setbacks for that zone. We are also looking to replace the existing shed 12x16 with a new shed to include a carport. By replacing the existing shed with a new design will enhance the look of the property, it will give us more storage with protection for items now in the open. There will be no disturbance of the ground and the shed will be established on and in the same approved paved parking area. The topography will not be not altered and the new shed structure will be on concrete deck blocks 7'x11'x11' which will not require any ground on existing gravel base. At the conclusion of the applicant's testimony, the board had a few questions. When open to the public for Mr. William Soltesz from Teetertown Road a friend of the applicant told the board he was here in support of what the applicant was proposing.

At this time, the applicant was asked to give his summary. At the conclusion of the applicant's summary, motion by Mr. Kozlowski and seconded by Mr. Maurizio to close the public hearing. Unanimously approved. The board deliberated at this time. Motion by to grant the Bulk Variances in order to construct a new deck, covered porch in the front portion of the existing residence and to install a new shed and carport in the rear portion of the property on an undersized lot with the following conditions:

- a. The applicant shall obtain all other necessary approvals from any outside agencies having jurisdiction.
- b. The applicant will pay all necessary fees and escrows payable in connection with the application.
- c. The proposed improvements will be constructed in the dimensions and locations as shown on the variance plan prepared by Engr. William S. Scott dated 9/12/2019 (A6). The proposed new deck and covered porch will not exceed a length of 21.2' and the width of the new deck and covered porch will not extend further than 8' from the front of the existing residence.

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

Lebanon Township Board of Adjustment
October 23, 2019
Page 3

Attorney Gallina will prepare the Resolution to be on the next Agenda of November 7, 2019.

PRESENTATION OF BILLS:

| | | |
|------------------------|----------|---------------------------------|
| a. John Gallina, Esq. | \$260.00 | Attend Board Meeting 9/25/2019 |
| b. Court Stenographer | \$250.00 | Attend Board Meeting 10/23/2019 |
| Total: \$510.00 | | |

The Court Stenographer's bill was added bringing the grand total to \$510.00. Motion by Mr. Kozlowski and seconded by Mr. Eberle to approve the bills as presented. Unanimously approved.

CORRESPONDENCE:

Being no further business to come before the board, nor comments from the public, motion by Mr. Eberle and seconded by Mr. Kozlowski to adjourn the meeting at 8:07 p.m. Unanimously approved.

VICE CHAIRMAN ABE ABUCHOWSKI

GAIL W. GLASHOFF, BOARD SECRETARY