

REGULAR MEETING

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

December 10, 2008

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

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" adopted by this board on January 23, 2008, 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 December 3, 2008.

PRESENTATION OF MINUTES: October 22, 2008 Regular Meeting

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

FYI: Information on C & D Variances

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$258.75 – Attend Mtg 11/12/08, Phone – Bd Chairman
- b. Bayer/Risse Engrs. \$345.00 – Attend Board Mtg 11/12/08, Attend Mtg 11/12/08
\$632.50 – Escrow (**JCP&L**)
\$230.00 – Escrow (**Patrick Allen**)
- c. Court Stenographer \$200.00 – Attend Board Mtg 12/10/2008
- d. Dues 2009 – NJPO \$135.00
- Total: \$1,801.25**

Ms. Glashoff informed the board she had two additional bills to add. Both bills are from Attorney Gallina for Escrow, Hensler **\$287.50** and JCP&L **\$287.50**. This brings the grand total to **\$2,376.25**.

CORRESPONDENCE:

- a. Zoning Law 11/7/2008, added 11/21/2008, 12/5/2008
- b. NJPO – Planner November, 2008
- c. Letter from DEP dated 11/19/08 re: Noise from Engine Braking (FYI)

RESOLUTION: (Resolution will be handed out at meeting)

Ronald Hensler	Block #8	Lot #7
Site Plan/Use Variance w/Conditions	Route 31	B2

After the board reviewed the Resolution of Ronald Hensler, motion by Mr. MacQueen and seconded by Mr. Nagie to approve the resolution as presented.

ROLL CALL

Yes: Mr. Machauer	Mr. Abuchowski	Absent: Mr. Terzuolo	Abstain: Mr. Eberle
Mr. Kozlowski	Mr. Nagie	Mr. Perry	
Mr. MacQueen	Mr. Maurizio		

ITEMS FOR DISCUSSION:

a. Budget - 2009

The board reviewed the budget and felt it was a good working budget for 2009. Motion by Mr. MacQueen and seconded by Mr. Kozlowski to approve the proposed budget to be presented to the Township Committee. Unanimously approved.

b. Terms Expire: Lou Perry – 4 year term, Gary MacQueen – 4 year term, Wayne Eberle – 1st Alternate 2 year term

**Lebanon Township Board of Adjustment
December 10, 2008
Page 2**

Vice Chairman Abuchowski asked Mr. MacQueen and Mr. Eberle if they want to be reappointed to the board. Both answered yes. Mr. Perry will be contacted since he was absent this evening. Ms. Glashoff will send a memo to the Township Committee with the board's recommendation.

c. Reorganization – Wednesday January 28, 2009

Ms. Glashoff suggested that the board meet at 7:00 p.m. for the Reorganization portion of the meeting. On the agenda will be a completeness application and then a public hearing for the Allen application. The board agreed to the 7:00 p.m.

DEEM COMPLETE AND SET A PUBLIC HEARING DATE:

JCP&L Co.	Block #6	Lot #3
Site Plan/Height Variance	Route 31	B2

(Letter from Engr. Risse & Attorney Gallina's letter handed out at meeting)

Attorney John Beyel was present to represent the applicant JCP&L. Vice Chairman Abuchowski asked Engineer Risse to review for the board his letter addressing the completeness items. Engineer Risse reviewed the waivers that were being requested by the applicant. The following items are for partial waivers: Items #33-contours, #35-streets, roads, watercourses, #37-Existing structures within 100', #47-use of existing and proposed buildings. Engineer Risse felt based on the nature of the application these partial waivers were a reasonable request by the applicant. The following items are also being requested for waivers: #42-wells/septic and within 100', #43-location of flood hazard areas, #45-Environmental Inventory Plan, #57-Landscaping Plan, #58-Lighting Plan, #59-Soil Erosion & Sediment Control Plan. Engineer Risse also felt based on the nature of the application these waivers were of a reasonable request. The engineer for the sub-station, Ken Cobaugh gave the reasons to the board why JCP&L was requesting the waivers. After a brief discussion, the board agreed that the waivers being requested were of a reasonable nature. Attorney Beyel noted that the sub-station was built in 1969 and has been in operation for almost 40 years.

Vice Chairman Abuchowski asked for a motion to deem complete and set a public hearing date. Motion by Mr. MacQueen and seconded by Mr. Kozlowski to deem the application complete per Engineer Risse's letter and recommendation. Unanimously approved. Vice Chairman Abuchowski asked Ms. Glashoff for a date. Ms. Glashoff offered February 25, 2009 at 7:30 p.m. Attorney Beyel thanked the board and will notice for the February date.

UNFINISHED BUSINESS:

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

CONTINUATION OF A PUBLIC HEARING Site Plan with Use Variance
(Announce that application will be carried into 2009 – date announced at meeting)

Ms. Glashoff announced that Transtar would not be heard this evening and Attorney Gilbert agreed to an extension to March 31, 2009 with the applicant coming back in for a continuation on March 11, 2009 at 7:30 p.m. Attorney Gallina made the official announcement to the public and that no further notice will be given.

Vice Chairman Abuchowski brought up the subject of the Home Occupation Sub-Committee meeting that was held recently. After a brief discussion, Vice Chairman Abuchowski being a member of this sub-committee suggested Wednesday January 21st at 3:30 p.m. as the next meeting date for the sub-committee. Those members present agreed and Ms. Glashoff will contact the other members plus Planner Bolan for conformation for the 21st.

Being no further business to come before the board, nor comments from the public, motion by Mr. Nagie and seconded by Mr. Eberle to adjourn the meeting at 8:10 p.m. Unanimously approved.

VICE CHAIRMAN ABE ABUCHOWSKI

GAIL W. GLASHOFF, BOARD SECRETARY