

REGULAR MEETING

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

March 28, 2018

The Regular Meeting of 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. Eberle, Mr. Locker, 1st Alternate Guevara and Attorney Gallina. **Excused:** Mr. MacQueen

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 24, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building and on the website on March 20, 2018.

PRESENTATION OF MINUTES: February 28, 2018 Regular Meeting

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

NEW BUSINESS:

Robert Campolattaro	Block #50	Lot #8
106 Mt. Lebanon Road	Mt. Lebanon Road	RC 7½
Glen Gardner, N.J. 08826		

PUBLIC HEARING Certification of Pre-existing non-conforming use
(Letters from Atty Gallina & Atty Caldwell)

Attorney Caldwell representing Mr. Campolattaro informed the board that unfortunately the notice that was to be in the Hunterdon Review didn't get to the newspaper in time. Attorney Caldwell said he would like the application rescheduled for the April 25, 2018 meeting. The notices to the property owners and utilities did go in a timely manner. Attorney Gallina informed the board that he will accept the Affidavit Proof of Service, POD Slips, Taxes Paid, List of Certified Property Owners & Utilities for the next meeting. Attorney Gallina announced that the application will be carried to the April 25, 2018 regular Meeting at 7:30 p.m. The public notice to the newspaper will be placed in a timely manner and once they get the affidavit of proof of service, it will be forwarded to Attorney Gallina. Attorney Caldwell thanked the board.

Matthew & Stephanie Governali	Block #40	Lot #8
485 Route 513	Route 513	R 1½
Califon, N.J. 07830		

PUBLIC HEARING Bulk Variances 2nd Story Addition
(Letter from Atty Gallina)

Attorney William Edleston represented the applicant and made a presentation to the board. At this time Attorney Gallina announced that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Taxes paid, **A2**-Affidavit of Proof of Service, **A3**-Certified List of Property Owners & Utilities, **A4**-Notice to the Property Owners, **A5**-POD Slips. Attorney Edleston informed Attorney Gallina that the applicant has not received the certified publication that was in the Hunterdon Review. Attorney Gallina was informed that as soon as they receive the certified copy of the notice, they will get it to him.

Lebanon Township Board of Adjustment

March 28, 2018

Page 2

The applicant Matt Governali was sworn in to give testimony. Mr. Governali stated that they are looking to improve the house and create more living area. The addition will be added to the back of the house on the single story portion. No new foundation is needed and the addition will be at the same height as the front portion of the house. Mr. Governali said the addition will not be any higher than the front peak of the house. The addition will stay within the confines of the single first floor portion of the house.

Mr. Governali informed the board that there is no additional land they could acquire to make the property either totally conforming or more conforming. At this time the following items were marked into evidence: **A6-** Architectural Drawings, Heyric H Architects dated July 2016, **A7-**Lakeland Surveying, dated November 1, 2016, latest revision February 16, 2018. Ms. Guevara asked about the garage. Mr. Governali said they are not considering a garage. Mr. Eberle asked about the addition if it would be encroaching on the driveway. Mr. Governali said no.

At this time Chairman Terzuolo opened the hearing to the public for questions. There were no interested parties. Attorney Edleston gave his summation at this time. Chairman Terzuolo opened the hearing to the public for statements and comments. There were none. Chairman Terzuolo announced that the evidence taking portion of the hearing is now closed. The board deliberated at this time. During the board's deliberations, the board members overall said they are in favor of the application. Chairman Terzuolo read into the record the letter from Attorney Gallina. Motion by Mr. Maurizio and seconded by Mr. Kozlowski to grant the application for bulk variances with the following conditions:

- a. Payment of all fees and escrows.
- b. Comply with all outside agencies having jurisdiction
- c. Obtain building permits within 18 mos.
- d. Proof of publication in the Hunterdon Review

ROLL CALL	Yes: Mr. Maurizio	Mr. Eberle	Absent: Mr. MacQueen
	Mr. Kozlowski	Mr. Locker	Abstain: None
	Mr. Terzuolo	Ms. Guevara	No: None
	Mr. Abuchowski		

Attorney Gallina will prepare the Resolution to be on the Agenda of April 25, 2018.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$260.00 – Attend ZBA Meeting 2/28/2018
 \$455.00 – Application Review Letter (**Escrow-Campolattaro**)
 \$195.00 – Application Review Letter (**Escrow- Governali**)
 - b. Court Stenographer \$250.00 - Attend ZBA Meeting 3/28/2018
- Total: \$1,160.00**

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

Lebanon Township Board of Adjustment
March 28, 2018
Page 3

Ms. Glashoff reminded the board that the draft of the Annual Report will be on the April 25, 2018 and will be discussed first before the application is heard.

Being no further business to come before the board, nor comments from the public, motion by Mr. Locker and seconded by Mr. Abuchowski to adjourn the meeting at 7:54 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY