

REGULAR MEETING

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

April 8, 2009

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at by Chairman Bruce Terzuolo. Present were: Mr. Kozlowski, Mr. MacQueen, Mr. Nagie, 2nd Alternate Maurizio and Attorney Gallina. **Excused:** Mr. Machauer, Mr. Perry, Mr. Abuchowski and Mr. Eberle.

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" adopted by this board on January 28, 2009, 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 April 1, 2009.

PRESENTATION OF MINUTES: March 25, 2009 Regular Meeting

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

UNFINISHED BUSINESS:

Transtar Truck Body & Welding	Block #41	Lot #4
c/o Dominick Tranquilli	Route 513	I5
P.O. Box 226		
Califon, N.J.		

CONTINUATION OF A PUBLIC HEARING D Variance with Site Plan
(Applicant requesting an extension of time)

Mr. Tranquilli was present to discuss with the board the request for an extension of time. Attorney Gallina had Mr. Tranquilli sworn in to give testimony. Attorney Gallina referred to the letter from Attorney Gilbert dated April 1, 2009 requesting an extension of time to submit revised plans. Chairman Terzuolo asked Mr. Tranquilli to explain to the board why another extension of time is needed. Mr. Tranquilli informed the board that his engineer has been working on the calculations on the impervious cover which is the main item since they have to stay within a certain limit. Mr. Tranquilli stated they need more time in order to have everything ready to appear before the board next month. Chairman Terzuolo asked if the board had any questions of the applicant. Mr. MacQueen asked if one more month is enough time. Mr. Tranquilli answered yes. Mr. Kozlowski asked Mr. Tranquilli if his engineer thought 1 month was enough time. Mr. Tranquilli said he couldn't answer for the engineer.

Attorney Gallina stated that back in October of 2008 when the applicant first appeared, past resolutions of the board regarding this site were referenced and the engineer had to go back and bring himself up to speed with what the previous applications had dealt with and what they are dealing with now. This extension is dealing with the impervious coverage. Since substantial time had elapsed since the original approval and with the change in our ordinance, this is the issue that presents it's self now. Attorney Gallina also noted that an additional variance is also being requested because of the coverage issue. In Attorney Gilbert's letter he states that there wasn't enough time to notice for tonight's meeting. Chairman Terzuolo noted that it has been 7 months since the applicant was before the board. Ms. Glashoff informed the board after the board granted the extension of time at the December 10th meeting, she received a phone call from the applicant's engineer to come in and review the file from the 1990's when the original site plan had been approved by the Planning Board. The engineer came in the second week in January and reviewed the file. The board expressed concerned on whether one month was enough time. Ms. Glashoff stated the Zoning Officer was concerned since this is under a court order. Attorney Gallina noted it would be quicker to grant the extension of time then denying this application without prejudice, it would prolong the process. The board discussed a continuation date. At the conclusion of the board's discussion, motion by Mr. MacQueen and seconded by Mr. Kozlowski to grant an extension until May 30, 2009 with the applicant appearing before the board on Wednesday May 27, 2009 at 7:30 p.m.

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

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PRESENTATION OF BILLS:

- | | |
|-----------------------|---|
| a. John Gallina, Esq. | \$115.00 - Escrow (Patrick Allen) |
| | \$115.00 - Escrow (Michael Edwards) |
| | \$345.00 - Phone Conf. Bd Chair & Bd Sec. Phone conf. with
Bd Chair & Zoning Officer, Attend Mtg 3/25/09 |
| b. Court Stenographer | \$200.00 - Attend Mtg 4/8/09 |
| | Total: \$775.00 |

Ms. Glashoff informed the board by way of the Agenda Addendum that there are two additional bills this evening for approval. Both bills are from Bayer/Risse Engrs. Totaling **\$537.75** bringing the grand total to **\$1,312.75**. Motion by Mr. MacQueen and seconded by Mr. Maurizio to approve the bills as amended. Unanimously approved.

Ms. Glashoff announced as a reminder, the next meeting is April 22nd and the Michael Edwards application is scheduled, on April 29th the Patrick Allen application is scheduled and on May 13th the continuation of the Susan Sarao application is scheduled.

Being no further business to come before the board, nor comments from the public, motion by Mr. Nagie and seconded by Mr. Maurizio to adjourn the meeting at 7:47 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY