

REGULAR MEETING

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

April 24, 2019

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. MacQueen, Mr. Abuchowski, Mr. Eberle, Mr. Locker, Attorney Gallina and Planner Kyle. **Excused:** Ms. Guevara.

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

PRESENTATION OF MINUTES: January 23, 2019 Reorganization/Business Meeting

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

SWEAR IN: Abe Abuchowski Class IV Regular Member 12/31/2022

Attorney Gallina swore in Mr. Abuchowski for another 4 year term on the board.

REMINDER: Don't forget to fill out and submit to DCA your Financial Disclosure Statement for 2019.

Chairman will asked for a motion to go into Closed Executive Session. Motion by Mr. Abuchowski and seconded by Mr. Eberle for the board to go into closed executive Session. Unanimously approved.

CLOSED EXECUTIVE SESSION:

WHEREAS, the Open Public Meetings Act also recognizes exceptions to the right of the public to attend portions of such meetings; and

WHEREAS, the Board of Adjustment finds it necessary to conduct an executive session closed to the public as permitted by N.J.S.A. 40:4-12; and

WHEREAS, the Board of Adjustment will reconvene in public session at the conclusion of the executive session;

NOW, THEREFORE, BE IT RESOLVED, by the Chairman and Members of the Board of Adjustment of the Township of Lebanon, County of Hunterdon, State of New Jersey that they will conduct an executive session to discuss the following topic, personnel as permitted by N.J.S.A. 40:4-12

Board will return to the open portion of the meeting.

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Chairman Terzuolo asked for a motion to recommend to the Township Committee the appointment of Thomas Sachs to the Board of Adjustment as Alternate II. Motion by Mr. Eberle seconded by Mr. Kozlowski to recommend to the Township Committee the appointment of Thomas Sachs as Alternate II. Unanimously approved. Ms. Glashoff will prepare the memo for the Township Committee's meeting on May 1st.

EXTENSION OF TIME:

Gil Levy	Block #16	Lot #24
Bulk Variances	Twin Pines Lane	R 1½

At this time Mr. Kozlowski recused himself from the application of Gil Levy and left the meeting room. Attorney Robin Wright of Lanza & Lanza was present to represent the applicant Gil Levy. Attorney Wright noted that the applicant's approval from May 24, 2017 the applicant had a deadline of 18 months to acquire the permits per the Resolution. Attorney Wright stated that Mr. Levy had submitted the permits to the Tewksbury Township Construction Dept. but had never paid for them and the 18 month deadline expired on November 24, 2018. At this time Mr. Levy was sworn in to give testimony. At the conclusion of Mr. Levy's testimony, the board discussed how much time to give the applicant in granting the extension. In conclusion, motion by Mr. Abuchowski and seconded by Mr. Maurizio to grant an extension of time to obtain the permits beginning November 24, 2018 and ending 3 months from the date of adoption of the Resolution and the extension of time in order to complete construction of the garage/utility building beginning May 24, 2019 and ending 8 months from the date of adoption of this Resolution.

Roll Call:	Yes: Mr. Maurizio	Mr. Abuchowski	Absent: Ms. Guevara
	Mr. MacQueen	Mr. Eberle	
	Mr. Terzuolo	Mr. Locker	

Attorney Gallina will prepare the Resolution to be on the next agenda of May 22, 2019. Chairman Terzuolo announced that he was changing the order on the agenda to have the bills next.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$ 260.00 – Attend ZBA Meeting o 1/23/2019\
b. Bayer/Risse Engrs.	\$ 520.00 - Review compliance plan – (Mansion Caterers-Escrow)
c. Court Stenographer	\$ 250.00 - Attend Meeting on 4/24/2019
Total:	\$1,030.00

Motion by Mr. Maurizio and seconded by Mr. MacQueen to approve the bills as presented. Unanimously approved.

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ITEM FOR DISCUSSION:

a. ZBA By-Laws - Update

Ms. Glashoff went over the additions and suggestions which are in bold on the update. The board agreed with the proposal presented by Ms. Glashoff. Motion by Mr. Maurizio and seconded by Mr. Abuchowski to approve the additions and suggestions to be placed in the By-Laws. Unanimously approved.

There was discussion on the Chair Pro-Temp since it wasn't on the Reorganization Agenda. Motion by Mr. Locker and seconded by Mr. Eberle to appoint Mr. Kozlowski as Chair Pro-Temp. Unanimously approved.

Being no further business to come before the board, nor comments from the public, motion by Mr. MacQueen and seconded by Mr. Locker to adjourn the meeting at 8:30 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY