

REGULAR MEETING

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

May 25, 2022

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:02 p.m. by Chairman Wayne Eberle. Present were: Ms. Guevara, Mr. Locker, Mr. Sachs, Ms. Zatika & Mr. Fortenbacker. **Excused:** Mr. Terzuolo, Mr. MacQueen & Mr. Porcino.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 26, 2022, emailed to the Hunterdon Review & Courier News, faxed to the Hunterdon County Democrat, Express Times, Star Ledger and posted on the Lebanon Township Website and on the Bulletin Board in the Municipal Building on May 18, 2022.

SWEAR IN: Charles Fortenbacker Class IV Alternate II Unexpired 2 Year Term

At this time Attorney Gallina sworn in Mr. Fortenbacker. Congratulation to Charlie for his appointment to the Zoning Board.

PRESENTATION OF MINUTES: May 11, 2022 Executive Session

Motion by Mr. Sachs and seconded by Mr. Locker to approve the Executive Session Meeting as presented. Unanimously approved by those eligible to vote.

NEW BUSINESS:

Lori Schaffer Block #24 Lot #29.01
341 Route 513 Route 513 R3
Califon, N.J. 07830

PUBLIC HEARING Side Yard Setback Variance for a Shed

Ed & Lori Schaffer were present and made a brief presentation to the board. Attorney Gallina stated that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1-Zoning Permit denial, A2-Notice to Property Owners & Utilities, A3-Affadavit of Proof of Service, A4-Certified List of Property Owners & Utilities, A5-Newspaper Affidavit, A6-Hunterdon County Planning Board with Unconditional Approval & Easement Approved 5/10/2022, A7-Taxes Paid.**

Attorney Gallina had Lori & Ed Schaffer sworn in to give testimony. Attorney Gallina had their plan marked into evidence: **A8-Variance Plan dated April 22, 2019 and Revision date April 30, 2022.** Mr. Schaffer stated that they are here this evening for a variance for a side yard setback for a shed 12' x 20'. Attorney Gallina questioned the other shed up on hill behind the house. Ms. Schaffer said that the shed was on the property when she purchased the house back in 1996. After a brief discussion regarding the shed up on the hill, it was noted that the shed was not considered to be in the side yard setback. At the conclusion of the applicant's presentation, the board had no questions of the applicant. Chairman Eberle opened the hearing to the public, there were no comments from the public. Motion by Mr. Locker and seconded by Mr. Sachs to close the public portion of the hearing. Unanimously approved.

The board briefly discussed the application and all agreed in favor of the applicant's request for a variance for a side yard setback for the shed. Motion by Ms. Zatika and seconded by Mr. Locker to grant the request for a side yard setback variance with the following conditions:

- a. Approval of any outside agencies having jurisdiction.
- b. Building permits to be obtained within 18 months of the approval of the Resolution

ROLL CALL **Yes:** Mr. Eberle Mr. Sachs **Absent:** Mr. MacQueen
 Ms. Guevara Ms. Zatika Mr. Terzuolo
 Mr. Locker Mr. Fortenbacker Mr. Porcino

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Attorney Gallina will prepare the Resolution for the next board meeting on June 8, 2022.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$325.00 - Attend ZBA Meeting – May 11, 2022
- b. Court Stenographer \$250.00 - Attend ZBA Meeting – May 25, 2022

Total: \$575.00

Motion by Mr. Sachs and seconded by Ms. Zatika to approve the bills as presented. Unanimously approved.

Ms. Glashoff reminded the board that they will have a meeting on June 8th. The application is to rebuild a house on a Private Road and the June 22nd is also an application to build a house on a Private Road. Ms. Glashoff wanted to know if anyone was unable to attend either meeting. All present will be at both meetings.

Being no further business to come before the board, nor comments from the public, motion by Mr. Sachs and seconded by Ms. Guevara to adjourn the meeting at 7:22 p.m. Unanimously approved.

CHAIRMAN WAYNE EBERLE

GAIL W. GLASHOFF, BOARD SECRETARY