REGULAR MEETING

Lebanon Township Board of Adjustment **June 24, 2020**
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:35 p.m. by Vice Chairman Abe Abuchowski. Present were: Ms. Maurizio, Mr. Kozlowski, Mr. Eberle, Attorney Gallina. **Excused:** Mr. MacQueen, Mr. Terzuolo, Mr. Locker, Ms. Guevara and Mr. Sachs.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 22, 2020, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and on the Bulletin Board in the Municipal Building on June 17, 2020.

PRESENTATION OF MINUTES: February 26, 2020 Regular Meeting

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

RESOLUTION:

a. William & Dana Soltesz Block #40 Lot #37
Bulk Variances with conditions Teetertown Road R1 ½

After a brief discussion, motion by Mr. Maurizio and seconded by Mr. Kozlowski to approve the Resolution with a minor correction.

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

APPLICATIONS FOR COMPLETENESS/WAIVERS AND SET PUBLIC HEARING DATE:

Brook View, Inc. Block #38 Lots #32 & Lot #34
Use Variance/Expanding a Winding Brook Lane R1 ½
Non-conforming use.

Attorney James Lance, Engineer/Planner Wayne Ingram and applicant Amy Coss were present to discuss completeness/waivers and set a public hearing date. The board discussed the report prepared by Board Engineer Steve Risse dated May 21, 2020. The following waiver items were discussed by the board: **Item #15-**Geotechnical Site Investigation, waiver is a reasonable request**, Item #18**-waiver for a digital copy of plan, for completeness only**, Item #33**-Contours at 2' intervals, waiver for completeness is

reasonable, **Item #39**-Dimensional ties from existing structures, board can consider granting a partial waiver, **Item #40**-Board to consider the merits of granting this waiver, **Item #43-**location of flood hazard areas, wooded, stone rows, tree rows, board will need to consider the need for this information based on the scope and nature of the application, **Item #44-**copies of easements, covenants & deed restriction etc, the board will need to consider the need for this information**, Item #45**-Environmental Inventory Plan, waiver is reasonable, **Item #48-** parking requirements-none are proposed, request for a waiver is reasonable, **Item #49-**plans, profiles, cross sections of streets, waiver request is reasonable based on the type of application, **Item #62-**architectural plans for new structures, the proposed sheds are 8'x 8', waiver request is reasonable, **Item #64-**location of all off street loading areas, waiver is reasonable since there are no new off street loading areas, **Item #65**-outdoor lighting, waiver is reasonable based on type of application. At this time Engineer Ingram went over all the waivers. Attorney Gallina noted that these waivers would be for completeness purposes only.

Vice Chairman Abuchowski asked if the board had any questions or comments regarding the waivers. There were none. Motion by Mr. Kozlowski and seconded by Mr. Maurizio that the waivers would be for completeness purposes only and to set a public hearing date.

ROLL CALL:	**Yes:** Mr. Maurizio	Mr. Abuchowski	**Absent:** Mr. Terzuolo	Ms. Guevara
	Mr. Kozlowski	Mr. Eberle	Mr. MacQueen	Mr. Sachs
			Mr. Locker	

Ms. Glashoff offered July 22, 2020 for the Public Hearing. The date was accepted by the applicant.

M Rivers Properties, LLC	Block #69 Lot #42
Use Variance for a Non-Conforming Use.	168-172 Musconetcong River Road R1 ½ & RC

Attorney Howard Apgar and Engineer/Planner Wayne Ingram were present to discuss completeness/waivers and set a public hearing date. The board discussed the report prepared by Board Engineer Steve Risse dated May 21, 2020. The following waiver items were discussed by the board: **Item #15**-Geotechnical Site Investigation, waiver based on proposal to reconstruct the rear building on existing footprint waiver request is reasonable, **Item #33**- existing contours at 2' intervals, this can be waived for completeness purposes**, Item #35** – all existing roads, watercourses and water bodies, applicant is seeking a partial waiver which is a reasonable request, **Item #37**-location of all structures on the property & within 100', applicant is seeking a partial waiver. The board will have to determine if the waiver request is justified based on the application, **Item #43**- location of flood hazard areas, wooded areas, stone and tree rows, applicant is seeking a partial waiver, board will have to determine if this waiver request is justified based on the application, **Item #45** – Environmental Inventory Plan, waiver requested based on the scope of the project, waiver is reasonable. Engineer Ingram went over all the

waivers being requested. Vice Chairman Abuchowski asked if the board had any questions or comments regarding the waivers. There were none. Motion by Mr. Kozlowski and seconded by Mr. Eberle that the waivers would be for completeness purposes only and to set a public hearing date.

ROLL CALL	**Yes:** Mr. Maurizio	Mr. Abuchowski	**Absent:** Mr. Terzuolo	Ms. Guevara
	Mr. Kozlowski	Mr. Eberle	Mr. MacQueen	Mr. Sachs
			Mr. Locker	

Ms. Glashoff offered August 12th or 26th for the public hearing. The applicant decided on August 12th.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	$260.00 –	Attend Board Meeting 2/26/2020
	$357.50 -	Review application, prepare letter, prepare Resolution. Escrow **(Soltesz)**
	$260.00 –	Review application/prepare letter. Escrow **(Brook View)**
	$325.00 -	Review application/prepare letter. Escrow **(Campolatarro)**
	$357.50 –	Review application/prepare letter. Escrow **(M Rivers Props.)**
b. Gail Glashoff	$ 79.95 -	Reimburse – Edible Arrangement – Lou Perry Family
Total:	**$1,639.95**	

Mr. Kozlowski said since the Court Stenographer wasn't present, he deducted the fee of $250.00 also adding the amount from the agenda addendum **of $2,255.00** this brings the grand total of the bills to **$3,894.95.** Motion by Mr. Eberle and seconded by Mr. Kozlowski to approve the bills as amended. Unanimously approved.

Being no further business to come before the board and no public present, motion by Mr. Kozlowski and seconded by Mr. Eberle to adjourn the meeting at 8:10 p.m. Unanimously approved.

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VICE CHAIRMAN ABE ABUCHOWSKI

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GAIL W. GLASHOFF, BOARD SECRETARY