

**LEBANON TOWNSHIP BOARD OF ADJUSTMENT**  
**Reorganization & Regular Meeting**

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

**January 26, 2022**

The Lebanon Township Board of Adjustment Reorganization & Regular Meeting was called to order by Ms. Glashoff at 7:30 p.m. Present were: Mr. Eberle, Mr. MacQueen, Ms. Guevara, Mr. Locker Mr. Sachs, Mr. Porcino, Ms. Zatika and Attorney Gallina. **Excused:** Mr. Terzuolo.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Board of Adjustment will hold their Reorganization & Regular Meeting on January 26, 2022 at 7:30 p.m. In event of inclement weather the Board will hold their Reorganization & Regular Meeting on Wednesday February 23, 2022 at 7:30 p.m. Notice of this meeting was published in the Hunterdon Review on December 29, 2021. Copies of the Agenda were 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 Bulletin Board in the Municipal Building on January 21, 2022.

<b>SWEAR IN:</b>	Bruce Terzuolo	Class IV	4 Year Term
	Wayne Eberle	Class IV	4 Year Term
	Karen Zatika	Class IV Alternate II	2 Year Term

Attorney Gallina had Mr. Eberle & Ms. Zatika sworn in.

**NOMINATIONS FOR CHAIRMAN:**

Ms. Glashoff asked for a nomination for Chairman. Motion by Mr. MacQueen and seconded by Mr. Locker to nominate Mr. Eberle for Chairman. Being no further nominations, motion by Mr. MacQueen and seconded by Mr. Locker to close the nominations. Unanimously approved. Chairman Mr. Eberle took over the meeting at this time.

At this time Chairman Eberle made the announcement regarding Mr. Maurizio. Ms. Glashoff stated that she had flowers sent to the Maurizio family on behalf of the board. Ms. Glashoff also informed the board there will be a memorial over at the Califon Firehouse on Sunday January 30<sup>th</sup> from 1:00 pm to 3:00 pm Ms. Glashoff informed the board that Mr. Maurizio had sat on the board 14 years and has been a great board member in good standing and will be greatly missed.

**NOMINATIONS FOR VICE CHAIR:**

Motion by Ms. Guevara and seconded by Mr. Locker to nominate Mr. MacQueen for Vice Chair. Being no further nominations, motion by Mr. Porcino and seconded by Mr. Sachs to close the nominations. Unanimously approved.

**NOMINATIONS FOR VOUCHER REVIEW:**

Motion by Mr. MacQueen and seconded by Mr. Locker to nominate Ms. Guevara to review vouchers. Being no further nominations, nominations are closed. Unanimously approved.

**NOMINATIONS FOPR ASSISTANT VOUCHER REVIEW:**

Motion by Mr. Locker and seconded by Mr. MacQueen to nominate Mr. Sachs to review vouchers in the absence of Ms. Guevara. Being no further nominations, motion by Mr. MacQueen and seconded by Mr. Locker to close the nominations. Unanimously approved.

**APPOINTMENTS:**

- a. John Gallina, Esq.
- b. James Kyle, PP/Beth McManus, PP
- c. Bayer/Risse Engrs. – Ted Bayer/Casey Woods, Engrs.

**Lebanon Township Board of Adjustment  
Reorganization & Regular Meeting  
January 26, 2022  
Page 2**

**APPOINTMENTS: Cont'd**

- d. Gail W. Glashoff, Board Secretary
- e. Mark Blount, Esq. – Alternate Attorney

*Motion by Mr. MacQueen and seconded by Mr. Sachs to appoint all of the above appointments. Unanimously approved.*

**ADOPT RESOLUTIONS:**

- a. Authorizing Agreement for Professional Services
- b. Annual Notice Schedule 2022

*Ms. Glashoff reviewed for the board both Resolutions. Motion by Mr. MacQueen and seconded by Mr. Guevara to adopt both Resolutions as presented. Unanimously approved.*

**ADOPT RESOLUTION FOR PROFESSIONALS ON PAY TO PLAY:**

*Ms. Glashoff reviewed for the board the Resolution on Pay to Play. Motion by Mr. Sachs and seconded by Mr. Locker to adopt the Resolution on Pay to Play. Unanimously approved.*

**ADOPT PROFESSIONAL CONTRACTS:**

- a. John Gallina, Esq.
- b. James Kyle, PP – Kyle MacManus Associates, LLC
- c. Bayer/Risse Engrs. – Ted Bayer/Casey Woods, Engrs.
- d. Mark Blount, Esq. – Alternate Attorney

*Ms. Glashoff reviewed for the board each contract as presented and noticed that the hourly rates for all have not increased. Motion by Mr. Locker and seconded by Mr. Sachs to adopt all the professional contracts as presented. Unanimously approved...*

**APPOINT APPLICATION REVIEW COMMITTEE:**

*After a brief discussion, the following board members will serve on the Application Review Committee: Mr. Eberle, Mr. Locker, Ms. Guevara with Mr. Porcino as the Alternate. Motion by Mr. MacQueen and seconded by Mr. Sachs to appoint the Review Committee as presented. Unanimously approved.*

**PRESENTATION OF MINUTES:**                October 27, 2021 Regular Meeting  
   September 22, 2021 Regular Meeting

*Ms. Glashoff informed the board that in reviewing the October Minutes and then the September Minutes there are amendments and corrections that need to be done. Ms. Glashoff went over those changes. The board withdrew the approval on the September Minutes. Motion by Mr. Sachs and seconded by Mr. Locker to approve both sets of minutes as amended and corrected. Unanimously approved.*

**ITEMS FOR DISCUSSION:**

- a. Change Meeting Time from 7:30 p.m. to 7:00 p.m. – Mr. MacQueen

*After a brief discussion, motion by Mr. Locker and seconded by Mr. Sachs to change the board meeting time from 7:30 p.m. to 7:00 p.m. Unanimously approved.*

**Lebanon Township Board of Adjustment  
Reorganization & Regular Meeting  
January 26, 2022  
Page 3**

b. Preliminary/Final Budget 2022

The board reviewed the Final Budget for 2022. Motion by Mr. Locker and seconded by Mr. Sachs to approve the budget as presented for 2022. Unanimously approved.

**PRESENTATION OF BILL:**

a. John Gallina, Esq.                      \$260.00 - Attend Meeting 10/27/2021

Motion by Mr. Locker and seconded by Mr. Sachs to approve the voucher for Attorney Gallina as presented. Unanimously approved.

**MOVE UP ALTERNATES TO THE FOLLOWING:**

- |                  |          |                |                            |
|------------------|----------|----------------|----------------------------|
| a. Derek Porcino | Class IV | Regular Member | Unexpired Term: 12/31/2023 |
| b. Karen Zatika  | Class IV | Alternate I    | Unexpired Term: 12/31/2022 |

After a brief discussion, motion by Mr. MacQueen and seconded by Mr. Locker to have Ms. Glashoff send a Memo to the Township Committee with the above recommendations. Unanimously approved. It was noted that the Alternate II position will be open with the Term expiring on 12/31/2023.

**CORRESPONDENCE:**

a. NJPO Newsletter – If it comes in time for the Meeting

**OPEN TO THE PUBLIC**

Being no further business to come before the board, nor comments from the public, motion by Mr. Locker and seconded by Mr. Porcino to adjourn the meeting at 8:12 p.m. Unanimously approved.

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**CHAIRMAN WAYNE EBERLE**

  
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**GAIL W. GLASHOFF, BOARD SECRETARY**