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REGULAR MEETING

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

April 27, 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. MacQueen, Mr. Terzuolo, Mr. Sachs, Mr. Locker, Ms. Zatika, Attorney Gallina & Engr. Bayer. **Excused:** 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 Bulletin Board in the Municipal Building on April 20, 2022.

**SWEAR IN:** Bruce Terzuolo Class IV 4 Year Term  
Attorney Gallina swore in Mr. Terzuolo. Congratulations Bruce.

**PRESENTATION OF MINUTES:** February 23, 2022 Regular Meeting

Motion by Mr. MacQueen and seconded by Mr. Locker to approve the minutes as presented. Unanimously approved.

**RESOLUTION:**

M River Properties, LLC Block #69 Lot #42  
Extension of Time Musconetcong River Road R1½ & R5

Motion by Mr. Locker and seconded by Ms. Guevara to approve the Resolution for M River Properties, LLC with a minor correction.

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

**APPLICATION FOR COMPLETENESS/WAIVERS & SET A PUBLIC HEARING DATE:**

Shebaa Farms, LLC (Brook Run Farm) Block #38 Lot #19.03  
409 Route 513 Route 513 R5  
Califon, N.J.

Attorney Robin Wright was present and made a brief presentation on behalf of the applicant. Also, present were the applicant Tim Smith and Engr. Rob Benedetto. Engineer Bayer reviewed for the board the waivers on the checklist that are being requested. The following items need to be addressed for justification during the completeness hearing: Items 11, 15, 22,23, 46,47,50, 52b and 57-64. The following waivers are recommended: Items #16, 17, 34, 38, 66. Engineer Benedetto address all the items for completeness. At the conclusion of the discussion, Items #22 application for the HC Soil Conservation will be submitted. Item #37 Lot line dimensions will be provided, Item #40 Dimensional ties will be provided, Item #43 Septic Systems within 100 feet will be provided, Item #48 need square feet for two barns, to be provided, Item #49 dimensions to be provided, Items #54, 55, 56 will be provided, item #65, location of dimensions of all off street loading areas to be provided. At the conclusion of the board's discussion, all items for completeness only will be addressed at the public hearing. Chairman Eberle asked for a motion. Motion by Mr. Sachs and seconded by Mr. Locker to schedule the public hearing for May 11, 2022 at 7:00 p.m. Unanimously approved.

**PRESENTATION OF BILLS:**

a. John Gallina, Esq. \$260.00 - Attend – February 23, 2022  
\$ 65.00 – Prepare Resolution – Escrow (M Rivers Properties, LLC)  
Total: \$325.00

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

**CORRESPONDENCE:**

- a. NJPO Newsletter – Jan/Feb 2022
- b. Resolution 23-2022 Supporting Individual Rights and Affirming the Protection of Those Rights

Being no further business to come before the board nor comments from the public, motion by Mr. Terzuolo and seconded by Mr. Sachs to adjourn the meeting at 7:27 p.m. Unanimously approved.

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CHAIRMAN WAYNE EBERLE

  
GAIL W. GLASHOFF, BOARD SECRETARY