

REGULAR MEETING

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

February 26, 2014

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:33 p.m. by Chairman Bruce Terzuolo. Present: Mr. Maurizio, Mr. Kozlowski, Mr. MacQueen, Mr. Abuchowski, Mr. Perry, Mr. Eberle and Attorney Gallina.

Notice of this meeting was published in the "Annual Meeting Notice Schedule: adopted by this board on January 22, 2014, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on February 19, 2014.

PRESENTATION OF MINUTES: January 22, 2014 Reorganization/Regular Meeting

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

January 22, 2014 Executive Session

Motion by Mr. Abuchowski and seconded by Mr. Maurizio to approve the Executive Minutes as presented. Unanimously approved.

RESOLUTION:

- | | | |
|--|-----------|--------|
| a. Dominick Tranquilli/Transtar Autobody & Welding | Block #41 | Lot #4 |
| Extension of Time | Route 513 | I5 |

Mr. Kozlowski commented that on page 3; Item 4 that a period was after the word hearing instead of a comma. Motion by Mr. Maurizio and seconded by Mr. Abuchowski to approve the Resolution for Mr. Tranquilli with a minor correction.

ROLL CALL

- | | |
|--------------------------|------------------------------|
| Yes: Mr. Maurizio | Abstain: Mr. MacQueen |
| Mr. Kozlowski | Mr. Perry |
| Mr. Terzuolo | |
| Mr. Abuchowski | |
| Mr. Eberle | |

EXTENSION OF TIME:

- | | | |
|--------------------------|----------------|---------|
| Tod Harris | Block #60 | Lot #14 |
| Per Conditions #4, 5 & 7 | Butler Park Rd | R1½ |

Mr. Harris was present to represent himself. Attorney Gallina had Mr. Harris sworn in. Mr. Harris said he had problems back in the spring when he couldn't get his sheds moved and he came to the board in July 2013 for an extension of time to October 1st in order to get the sheds moved. Mr. Harris thought he had until October 1st to get the sheds moved and they were moved before October 1st. Mr. Harris stated he received a phone call from Ms. Glashoff in January starting that he was in violation. He then received a call from Mr. Flemming. Ms. Glashoff noted she was in Mr. Flemmings' office when he called Mr. Harris. Mr. Harris said he tried to get everything done, but the temperatures dropped and it has been snowing ever since. Mr. Harris said he has some underground work that needs to be done and because of the weather he is unable to get it all completed. Attorney Gallina asked if the sheds have been physically moved. Mr. Harris said yes. Mr. Harris said he followed the resolution. Ms. Glashoff noted that an as-built is needed. Mr. Eberle told Ms. Glashoff that when the CO is ready to be issued, then we will need the as-built.

Mr. Harris was informed by the board that when he is ready for his CO, he will need to provide an as-built per the resolution. Mr. Harris informed the board that he has electrical work and some plumbing work that still needs to be done because he wants to reinstall the heat and all this needs to be done before he can get a CO on the 14x44 building. Attorney Gallina noted that the 18 months will expire for the variances that were granted for the house in September 2012 and informed Mr. Harris that he will need an extension of time because of when the 18 months will expire. Chairman Terzuolo asked Mr. Harris how much time would he need to finish everything. Mr. Harris said he would like an extension of 18 months to complete everything. The board discussed Mr. Harris request. The board offered 6 months, but Mr. Harris said between the weather and finances he would really need to have the 18 months.

