

REGULAR MEETING

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

March 23, 2011

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:32 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Kozlowski, Mr. MacQueen, Mr. Abuchowski, Mr. Perry, Mr. Nagie, 1st Alternate Maurizio, 2nd Alternate Machauer, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Eberle

This meeting was noticed in the "Annual Meeting Notice Schedule" adopted by this board on February 23, 2011, mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on March 16, 2011.

PRESENTATION OF MINUTES: February 23, 2011 Reorganization & Business Meeting

FYI: The Township Committee has introduced the Alternative Energy Ordinance at their meeting on March 16, 2011. The Public Hearing will be on April 20, 2011 at 7:00 p.m. All interested parties are welcome to attend.

RESOLUTION:

Transtar Truck & Autobody Inc. Block #41 Lot #4
Site Plan Approval with conditions Route 513 I5
(Enclosed email from Neil Grossman re: Resolution)

The board began the process of reviewing the amended version of the Resolution page by page. During the board's review, a lengthy discussion ensued over the outdoor tent that is presently on the property. The board expressed concern over the tent even though the metal storage building would be replacing the tent. The board wanted assurances that the tent would be removed from the property and not relocated to another area on site and continue to be used. The board decided to have the tent removed within the 90 days that the applicant has to install the fire tank and the sandblasting unit. In the event the sandblasting unit is not installed within the 90 days, the applicant will not be able to continue with any sandblasting on site until the new unit is installed in the existing building. The board noted that the fire tank has to be installed before any permits are issued as per the ordinance.

Attorney Gallina referred to Mr. Grossman's email which proposed new language to be placed in the resolution in Item #45. Attorney Gilbert agreed to the new language being proposed. The board continued with their lengthy discussion. Mr. MacQueen asked if the applicant does work that doesn't require a building permit, does he have to put in the fire tank. Planner Bolan said that it correct. Planner Bolan said the applicant only needs the fire tank if he puts the addition on the existing building. Mr. Maurizio asked if the applicant will need a demolition permit to take down the tent. Planner Bolan didn't think so. Mr. MacQueen noted the Zoning Officer had expressed concern over the impervious coverage because the applicant continued to expand the coverage and was over the limit allowed and wanted to know if the coverage issue was in limbo. Mr. MacQueen questioned if the applicant doesn't build the storage units and comes in for an extension and keeps coming in for extensions for 5 years or so. Mr. MacQueen didn't want this Resolution to just be hanging. Mr. Maurizio asked if the applicant would have to adhere to the specific requirements of the impervious coverage. Mr. Maurizio said the applicant is already encroaching on the existing coverage and wanted to know if the original site plan Resolution from 1991 could be tied into this new one and if so then it needs to be included in this new Resolution. Mr. MacQueen wanted to know if there was enough meat in this resolution if the Zoning Officer needs to go after the applicant. Mr. MacQueen wanted to know if he has to comply with the site plan if he is only putting in the sandblasting unit inside the building.

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Attorney Gallina announced that he has not heard from the court on the Edwards matter. Chairman Terzuolo announced the board will not be going in to Executive Session under the circumstances.

Being no further business to come before the board, nor comments from the public, motion by Mr. Nagie and seconded by Mr. Abuchowski to adjourn the meeting at 8:45 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY