

**REGULAR MEETING**

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

**April 25, 2018**

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. Maurizio, Mr. Kozlowski, Mr. Abuchowski, Mr. Locker, 1<sup>st</sup> Alternate Guevara, Attorney Gallina & Planner Bolan. **Excused:** Mr. Eberle. **Absent:** Mr. MacQueen.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 24, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building and on the Website on April 18, 2018.

**PRESENTATION OF MINUTES:**            March 28, 2018            Regular Meeting

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

**RESOLUTION:**

Matthew & Stephanie Governali	Block #40	Lot #8
Bulk Variances with conditions	Route 513	R 1½

Motion by Mr. Kozlowski and seconded by Mr. Locker to approve the resolution for bulk variances with conditions.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Maurizio	Mr. Abuchowski	<b>Absent:</b> Mr. MacQueen
	Mr. Kozlowski	Mr. Locker	Mr. Eberle
	Mr. Terzuolo	Ms. Guevara	

**FYI: If you have not contacted Kim regarding the Dinner on May 5<sup>th</sup>, please do so ASAP. Also (very important) you need to complete the Financial Disclosure Statement by April 30<sup>th</sup>. That means ASAP...**

**ITEM FOR DISCUSSION:** Annual Report – Planner Bolan

Planner Bolan reviewed for the board the report from Ms. Glashoff and his report. The Appeal of the Zoning Officer’s denial ended up suggesting an ordinance amendment concerning a roof

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that extends into the setback. The board's recommendation was subsequently adopted as an ordinance amendment in 2018. Planner Bolan noted that the definition of "Animal Farm" in the Ordinance be amended to delete the phrase "indigenous and/or" from the current definition. Also, long standing recommendations of the board included "private roads". The board has recommended a subcommittee consisting of members of the Township Committee, Planning & Zoning Board members, Fire Official to thoroughly review the issues surrounding private roads. And finally, the board recommends diligent enforcement of these conditions that are put on applicant by the Zoning Office and the Code Enforcement Department. The Board of Adjustment also recommends that the Township develop a better system for sharing of information and the tracking of application approvals. At the conclusion of the board's discussion, Planner Bolan will finalize his report to be placed on the agenda of the Planning Board and Township Committee for consideration.

**Attorney Gallina will prepare a resolution to be placed on the Agenda for May 23, 2018.**

**NEW BUSINESS:**

Robert Campolattaro  
106 Mt. Lebanon Road  
Glen Gardner, N.J. 08826

Block #50 Lot #8  
Mt. Lebanon Road RC 7½

**PUBLIC HEARING**

Certification of a Pre-existing non-conforming use  
D1 Variance to have a mobile trailer

**Note: Letters from Atty Gallina & Atty Caldwell the board received with the March packet. Memo from Planner Bolan included in April packet.**

Attorney William Caldwell was present along with the applicant Robert Campolattaro. Attorney Caldwell informed the board that due to a scheduling conflict their Planner John Madden was not available to attend the meeting this evening. Attorney Gallina informed Attorney Caldwell that the following items will be marked into evidence at this time, **A1**-Affadavit of Proof of Service, **A2**-Notice to the Properties Owners and Utilities, **A3**-Certified List of Property Owners and Utilities, **A4**-POD Slips, **A5**-Notice of Publication in the Hunterdon Review. Motion by Mr. Locker and seconded by Mr. Maurizio to carry the application to the May 23, 2018 meeting at 7:30 p.m. with no further notice given. Unanimously approved.

