

REGULAR MEETING

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

May 28, 2014

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:30 p.m. by Board Secretary Gail Glashoff. Present were: Mr. Kozlowski, Mr. MacQueen, Mr. Perry, 1st Alternate Locker, 2nd Alternate Koch and Attorney Gallina. **Excused:** Mr. Eberle, Mr. Terzuolo, Mr. Abuchowski.

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 May 21, 2014.

Due to the absence of the Chair and Vice Chair, Ms. Glashoff asked for a nomination for Chairman. Motion by Mr. Kozlowski and seconded by Mr. Locker to nominate Mr. MacQueen as Chairman for this evening. Being no further nominations, motion by Mr. Perry and seconded by Ms. Koch to close the nominations. Unanimously approved.

Mr. MacQueen took over as Chairman at this time.

PRESENTATION OF MINUTES: Regular Meeting April 23, 2014

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

RESOLUTION:

a. Annual Report

Motion by Mr. Kozlowski and seconded by Mr. Locker to adopt the Annual Report as presented. Unanimously approved.

EXTENSION OF TIME:

a. Dominick Tranquilli Transtar Block #41 Lot #4
Site Plan/Variance with conditions Route 513 I5

Mr. Tranquilli was present and represented himself. Attorney Gallina had Mr. Tranquilli sworn in at this time. Mr. Tranquilli explained to the board why acquiring the permits have taken such a long time. Mr. Tranquilli said he has had half of the building sitting for 8 years. Mr. Tranquilli said he went back to get the old prints and was informed by the Building Inspector that he will need updated drawings. Mr. Tranquilli stated when he contacted the company regarding the drawings, he was informed that you have to pay for them at that time and they are extremely expensive. The company got back to him and the cost for the drawings has gone up substantially. Mr. Tranquilli went on to say he got in trouble with taxes and has been working hard at paying it off. Business has picked up in 2014, but before that business was slow. Ms. Glashoff interjected and informed the board that taxes are current on the property. Attorney Gallina asked Mr. Tranquilli how much time he would need to get everything in order. Mr. Tranquilli said he would like to have an additional 6 months.

Mr. Tranquilli informed the board he is looking to be done with the Government in 3 months. Mr. Tranquilli went on to say he has been putting money aside for the prints and permits. Mr. Kozlowski asked about the building that Mr. Tranquilli referred to being there for 8 years. Mr. Tranquilli said it is a pre-fab building. Mr. Kozlowski asked if it has been there unassembled all this time. Mr. Tranquilli said yes and the codes have changed since then and the cost of the drawings has increased substantially.

Attorney Gallina reviewed for the board, the Permit Extension Act and that the State has recognized economic conditions and since the Township is in the Preservation of the Highlands, the Act didn't apply to properties in the Township. Mr. MacQueen asked Attorney Gallina how many times can the board extend the time. Attorney Gallina said the board can extend for as long as they see fit as long as the applicant appears to be working at resolving and comply with the deadline. Mr. Tranquilli said he is looking to get his permits within the 6 months. Attorney Gallina noted that the last extension expired on March 24, 2014. A 6 month extension would expire on September 24, 2014 since it would start from the March 24th date. Attorney Gallina said this extension is for Phase I of the project only. The board discussed the extension and Mr.

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MacQueen suggested a 1 year extension. Attorney Gallina said the board can grant the extension for 1 year if they want. If the board grants a 1 year extension it will expire on March 24, 2015. At the conclusion of the board's discussion, Chairman MacQueen opened the hearing to the public. There were no public questions. Chairman MacQueen asked for a motion to close the hearing. Motion by Ms. Koch and seconded by Mr. Perry to close the evidence taking portion of the hearing. Unanimously approved.

The board briefly discussed the applicant's request. Motion by Mr. Perry and seconded by Mr. Locker to grant an extension of time for 1 year from March 24, 2014 to March 24, 2015 subject to all the conditions in the original Resolution.

ROLL CALL	Yes: Mr. Kozlowski Mr. MacQueen Mr. Perry Mr. Locker Ms. Koch	No: None	Absent: Mr. Eberle Mr. Terzuolo Mr. Abuchowski Mr. Maurizio
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Attorney Gallina will prepare the Resolution to be on the next Agenda of June 25, 2014.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$ 250.00 – Attend Bd Mtg 4/23/2014
	\$ 93.75 – Prepare Annual Report Resolution
b. Michael Bolan, PP	\$ 260.00 – Attend Bd Mtg 4/23/2014
	\$ 312.40 – Review & prepare Annual Report
c. Court Stenographer	\$ 250.00 - Attend ZBA Mtg 5/28/2014
	Total: \$1,166.15

Ms. Glashoff noted one additional bill for **\$27.00** on the Agenda Addendum. Mr. Kozlowski announced that all the bills as in order and with the additional bill the new total is **\$1,193.15**. Motion by Mr. Kozlowski and seconded by Mr. Perry to approve the bills as amended. Unanimously approved.

CORRESPONDENCE: a. Law of the Land Articles b. NJPO Newsletter

OPEN TO THE PUBLIC – No one was present.

Being no further business to come before the board, nor comments from the public, motion by Mr. Perry and seconded by Mr. Locker to adjourn the meeting at 7:50 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, BOARD SECRETARY