

Lebanon Township Board of Adjustment
June 27, 2007
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should be amended to include the full date of July 1, 1987 which states “if the structure precedes the July date”. The next bullet deals with the Title for Soil Conservation. Sixth bullet deals with lots that have issues. Basically, we are built out and the only lots left are lots with issues per Chairman Terzuolo and before getting any building permits, County Soil Conservation needs to approve and sign off. The last bullet relates to Animal Farms and it makes sense eliminate the word “indigenous”. Chairman Terzuolo asked if the board had any questions or comments on the report prepared by Planner Bolan. At the conclusion of the board’s discussion, motion by Mr. Kozlowski and seconded by Mr. Nagie to approve the 2006 Annual Report.

ROLL CALL	Yes: Mr. Machauer	Mr. Nagie	Absent: Mr. MacQueen
	Mr. Kozlowski	Mr. Abuchowski	
	Mr. Terzuolo	Mr. Eberle	
	Mr. Perry		

Attorney Gallina will prepare a Resolution for the next regular meeting of July 25, 2007.

b. Private Road Inspections

Chairman Terzuolo asked if a committee had been formed to work on the private road inspection issue since it was in our Annual Report last year. Ms. Glashoff response was no. Chairman Terzuolo stated that in the previous report the board asked that a sub-committee be formed consisting of the Township Committee, Planning, Zoning and Fire Official to thoroughly review issues surrounding private roads and to come up with a set of standards for inspections and enforcement.

Mr. Machauer asked how many lots do you think are still available on the private roads in the Township. Ms. Glashoff informed the board there are still a lot of lots available for building on private roads. The only lots on private roads that won’t be before the board are the ones created by the Planning Board by subdivision with a Class III Common Driveway. During the discussion of private roads, Chairman Terzuolo informed the board that Mendham Boro has a very good private road ordinance. Ms. Glashoff offered to contact Mendham Boro for a copy of the ordinance to have for the next meeting in July. Mr. Abuchowski asked who is legally responsible if there is a fire and the Fire Dept is unable to access the property. Attorney Gallina stated that everyone will be dragged in and sued. Mr. Abuchowski stated that it would be in our best interest to correct this problem because there is a lawsuit waiting to happen. The board discussed this issue at length. Chairman Terzuolo noted that the Township is liable for providing emergency services but where do you draw the line. At the conclusion of the board’s discussion, Chairman Terzuolo opened the meeting to the public. Nancy Darios made a comment regarding private roads.

Being no further business to come before the board, nor comments from the public, motion by Mr. Kozlowski and seconded by Mr. Abuchowski to adjourn the meeting at 8:25 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY