REGULAR MEETING

Lebanon Township Board of Adjustment **August 24, 2011**
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:35 p.m. by Board Secretary Gail Glashoff. Present were: Mr. Kozlowski, Mr. Perry, Mr. Nagie, Mr. Eberle, 1st Alternate Maurizio, 2nd Alternative Machauer and Attorney Gallina. Excused: Mr. Terzuolo, Mr. Abuchowski. Mr. MacQueen arrived at 7:50 p.m.

Notice of this meeting was provided for 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 in the Municipal Building on August 17, 2011.

NOMINATE A CHAIRMAN:

Ms. Glashoff asked for nominations for Chairman. Motion by Mr. Nagie and seconded by Mr. Kozlowski to nominate Mr. Machauer as Chairman for tonight's meeting in the absence of the Chairman & Vice Chairman. Being no further nominations, motion by Mr. Perry and seconded by Mr. Eberle to close the nominations. Unanimously approved.

PRESENTATION OF MINUTES: July 27, 2011 Regular Meeting

Motion by Mr. Maurizio and seconded by Mr. Kozlowski to approve the minutes as corrected. Unanimously approved.

RESOLUTION:

a. Dominick Tranquilli	Block #41	Lot #4
Transtar – Condition #8	Route 513	I5

After a brief discussion by the board, motion by Mr. Kozlowski and seconded by Mr. Maurizio to adopt the resolution of Dominick Tranquilli as presented.

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

The Chairman will announce that the board will go into Executive Session at this time and asked for a motion. Motion by Mr. Maurizio and seconded by Mr. Kozlowski to have the board go into Executive Session at this time. Unanimously approved.

WHEREAS, Section 7(b) of the Open Public Meetings Act L. 1975 C.231 NJSA 10:4-12(b)(8) permits the exclusion of the public from Board of Adjustment meetings were certain matters are to be discussed; and

WHEREAS, the Lebanon Township Board of Adjustment is desirous to meet to discuss litigation issues;

NOW, THEREFORE BE IT RESOLVED, by the Lebanon Township Board of Adjustment of the Township of Lebanon, Hunterdon County, New Jersey that this Board met in Executive Session at 7:40 p.m.

The Chairman will ask for a motion to reconvene the Regular Meeting of the Board of Adjustment. Motion by Mr. Maurizio and seconded by Mr. Kozlowski close the Executive Session and return to the open meeting. Unanimously approved. Mr. MacQueen arrived at 7:50 p.m. while the board was in Executive Session.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	$230.00	–Attend Bd Mtg 7/27/11, phone conf. with Planner Bolan
	$172.50	– Escrow **(Transtar/Tranquilli)**
	$172.50	– Escrow **(Garden Solar)**
Total:	**$575.00**	

Ms. Glashoff noted she had one additional bill to add. The bill is from Attorney Gallina in the amount of **$690.00** for the Edwards litigation. This brings the grand total to **$1,265.00.** Motion by Mr. Maurizio and seconded by Mr. Kozlowski to approve the bills as amended. Unanimously approved.

CORRESPONDENCE:

a. Ltr/Insurance Co. (**Confidential** for Executive Session)
b. Zoning Practice – Cell Tower Zoning 8/2011
c. Law Bulletin – August 2011
d. Law of the Land 8/13/11 & 8/15/11

Being no further business to come before the board, nor comments from the public, motion by Mr. Nagie and seconded by Mr. Eberle to adjourn the meeting at 8:10 p.m. Unanimously approved.

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CHAIRMAN WILLIAM MACHAUER

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GAIL W. GLASHOFF, BOARD SECRETARY