

REGULAR MEETING

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

August 26, 2015

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

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 22, 2015, faxed to the Hunterdon Review, Hunterdon County Democrat, Courier News, Star Ledger, and Express Times. Posted on the bulletin board in the Municipal Building on August 19, 2015.

PRESENTATION OF MINUTES: April 22, 2015 Regular Meeting

Motion by Mr. Maurizio and seconded by Mr. Perry to approve the minutes as presented. Unanimously approved by those eligible to vote.

FYI:

We will definitely have a meeting in September with applications. If you will not be able to attend, please let me know at this meeting. At this time, the only person who won't be attending the September Meeting will be Mr. Abuchowski.

GREEN TEAM DOCUMENTS:

Enclosed are the Green Team Documents that I had originally emailed all of you. Per Committeeman Marc Laul the Board of Adjustment needs to acknowledge receiving them for future consideration. The Township Committee has already approved these Documents. This was on the Planning Board Agenda on August 4, 2015.

Chairman Terzuolo said from what he has read, both the boards have to acknowledge that they have received them. This would be for any points or funding. We don't have to say we like it. Mr. Abuchowski asked what future consideration means. Mr. Locker said they can add to this. Ms. Glashoff said she got the wording from Mr. Laul and all the board has to do is acknowledge that they received it.

Chairman Terzuolo asked if the board has to do a motion. Ms. Glashoff said only if you want to make motion. It's your decision. Chairman Terzuolo asked for a motion. Mr. Abuchowski made a motion that we received the Green Team Documents but noted he disagreed. Mr. Maurizio seconded the motion. The following members voted yes: Mr. Kozlowski, Mr. Maurizio, Mr. Terzuolo, Mr. Perry, Mr. Abuchowski & Ms. Koch. Mr. Locker voted No.

Mr. Locker asked if the Township decides that don't like it anymore can they get out of it or once they are in their stuck. Chairman Terzuolo said at some point in time they can back out. Mr. Locker stated from reading these documents, the Master Plan will have to be updated in other words adulterated. Ms. Glashoff noted that the Planning Board and Township Committee and working on Affordable Housing which is a priority. Ms. Glashoff said the Township had to file documents with the Court on or before July 8th for a Declaratory Judgement & Temporary Immunity. On Friday the Township plus other municipalities will be in court and hopefully a decision will be made on what our obligation for affordable housing will be. Ms. Koch asked how do we built affordable housing when we are in the Highlands. Ms. Glashoff agreed but that we will still be obligated to do some type of affordable housing. Ms. Koch said we should not have any obligation being in the Highlands. Chairman Terzuolo & Ms. Glashoff said it doesn't work that way. We will have an obligation, we just done know what it will be at this time.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$250.00 --Attend ZBA Meeting 4/22/2015
 - b. Michael Bolan, PP \$ 42.60 – Discuss extension with Bd Atty (**Escrow-Transtar**)
 - c. H.C. Planning/Zoning Admin. \$ 30.00 – Luncheon/Seminar – G. Glashoff
- Total: \$322.60**

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

Ms. Glashoff informed the board that the November Meeting date falls on a Holiday (Veterans Day). Mr. Kozlowski asked if needed, if the board could hold their meeting on the following Wednesday. Ms. Glashoff didn't know if the meeting room would be available. Ms. Glashoff noted that she will be in Atlantic City during the 3rd week in November. Suggested maybe the 2nd Wednesday in December if needed. Chairman Terzuolo said that we don't have to make a decision on this now.

CORRESPONDENCE:

- a. NJPO Newsletter – March/April 2015
- b. NJPO Newsletter – May/June 2015
- c. Law of the Land Articles
- d. Mayor's Advisory – 2015 (Cell Towers)

Being no further business to come before the board, nor comments from the public, motion by Mr. Abuchowski and seconded by Mr. Locker to adjourn the meeting at 7:43 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY