

## **REGULAR MEETING**

**Lebanon Township Board of Adjustment**

**September 9, 2009**

**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 7:36 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Machauer, Mr. Kozlowski, Mr. MacQueen, Mr. Perry, 1<sup>st</sup> Alternate Eberle, 2<sup>nd</sup> Alternate Maurizio and Attorney Gallina.

This meeting was noticed in the "Annual Meeting Notice Schedule" adopted by this board on January 28, 2009, mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on September 2, 2009.

**PRESENTATION OF MINUTES:** August 26, 2009 Regular Meeting

Motion by Mr. Kozlowski and seconded by Mr. Maurizio to approve the minutes with a minor correction. Unanimously approved.

### **RESOLUTION:**

a. Michael & Debra Mollo

Block #59 Lot #10

Bulk Variances with conditions

Musconetcong River Road R5

Motion by Mr. MacQueen and seconded by Mr. Maurizio to approve the resolution for Michael and Debra Mollo with conditions as presented.

**ROLL CALL** **Yes:** Mr. Machauer

**Abstain:** Mr. Terzuolo

**Absent:** Mr. Nagie

Mr. MacQueen

Mr. Abuchowski

Mr. Perry

Mr. Kozlowski

Mr. Maurizio

Mr. Eberle

**UNFINISHED BUSINESS:**

Transtar Truck & Autobody

Block #41 Lot #4

c/o Dominick Tranquilli

Route 513 I5

514 Route 513

Califon, N.J. 07830

**CONTINUATION OF A PUBLIC HEARING**

Use Variance for Storage Units/

Addition to existing building & Site Plan

Ms. Glashoff announced that she has received two letters from Mr. Tranquilli's attorney. The first letter dated September 2, 2009 asked for a continuance for 30 days for a date in October. Mr. Tranquilli is unable to attend due to having surgery. The second letter dated September 9, 2009 asks for a continuance thru November 2009. Ms. Glashoff said she contacted Attorney Gilbert and offered October 28<sup>th</sup> since no specific date was asked for in either letter. Attorney Gilbert agreed to the October date on behalf of his client.

Attorney Gallina announced to the public present that the application of Transtar will be continued to October 28<sup>th</sup> with no further notice given.

**PRESENTATION OF BILLS:**

a. John Gallina, Esq.

\$230.00 – Attend Bd Mtg 8/26/2009

b. Court Stenographer \$200.00 – Attend Bd Mtg 9/9/2009

**Total: \$430.00**

Ms. Glashoff said that the Agenda Addendum has the balance of the bills for this evening and reviewed them for the board. The total of the additional bills are **\$1,126,01**, bringing the grand total to **\$\$1,556.01**. Motion by Mr. Maurizio and seconded by Mr. Abuchowski to approve all the bills as presented. Unanimously approved.

**CORRESPONDENCE:** a. Zoning Practice 8/2009

Ms. Glashoff noted there was additional correspondence for the board to take home and review.

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**At this time, Chairman Terzuolo announced that the Board of Adjustment along with their Attorney will go into Executive Session at 7:45 p.m. The members of the public were asked to leave at this time.**

**WHEREAS**, Section 7(B) of the Open Public Meetings Act L. 1975 C. 231 NJSA10:4-12(B)(8) permits the exclusion of the public from Board of Adjustment Meetings where certain matters are to be discussed; and

**WHEREAS**, the Board of Adjustment is desirous to meet to discuss potential litigation issues and hearing procedures;

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Adjustment of the Township of Lebanon, Hunterdon County, New Jersey, that the Board met in executive session at 7:30 p.m.

**Chairman Terzuolo called the Regular Meeting of the Board of Adjustment back to order with a motion by Mr. Abuchowski and seconded by Mr. Perry. Unanimously approved.**

Ms. Glashoff announced that the next meeting on September 23<sup>rd</sup> will have the continuation of the Edwards application and reminded Mr. Abuchowski that he will be chairing the meeting. Also, Ms. Jacobus will be covering for Ms. Glashoff at the meeting since she will be on vacation.

Being no further business to come before the board, nor comments from the public, motion by Mr. MacQueen and seconded by Mr. Abuchowski to adjourn the meeting at 8:30 p.m.

Unanimously approved.

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**CHAIRMAN BRUCE TERZUOLO**

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**GAIL W. GLASHOFF, BOARD SECRETARY**

