



**Lebanon Township Board of Adjustment**  
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Attorney Rittie stated that the property is currently under contract and contingent upon getting a variance approval. Attorney Rittie referred to the waivers that were being requested. From a completeness point of view, the survey now shows the current conditions, well and a septic design plan that was done and approved by the Township a year ago. One of the items that was requested was the road was not listed. A copy of the tax map and some title records that show this is a private drive and not a road. Also no setbacks were shown on the survey. They did hire a planner who submitted a report. Considering what was submitted, they asked that the waivers be granted.

Attorney Gallina referred to the survey and septic design and all the structures on the property and the setbacks for the garage which is being requested for the Bulk Variances. The board had no questions of the applicant or Attorney Rittie. Attorney Gallina stated the waivers can be granted for completeness purposes and if the board needs more information during the public hearing then these items will need to be addressed. Mr. Kozlowski said the review committee requested the property lines be shown on the plans. Attorney Rittie said it was premature to show the setbacks at this time and it would be putting the cart before the horse. Mr. MacQueen said we should move forward with the way it was submitted and we should see a real plan they will delineate where everything is on the property. This can be hammered out at the public hearing, since this is just for completeness purposes. The board discussed these issues. All these issues should be discussed at the public hearing per Mr. MacQueen.

At this time, motion by Mr. Eberle and seconded by Mr. Maurizio to deem the application complete, grant waivers for completeness only and set a public hearing date.

<b>ROLL CALL</b>	<b>Yes:</b> Ms. Guevara	Mr. MacQueen	<b>Absent:</b>	Mr. Terzuolo	Mr. Abuchowski
	Mr. Maurizio	Mr. Eberle		Mr. Locker	
	Mr. Kozlowski			Mr. Sachs	

**Attorney Gallina offered Wednesday October 28, 2020 at 7:30 pm for the Public Hearing. Attorney Rittie & the applicant agreed to the date.**

Ronald Milkowski  
254 Rocky Run Road  
Glen Gardner, NJ 08860

Block #30 Lot #48.01  
Rocky Run Road RC Zone

**APPLICATION FOR COMPLETENESS, WAIVERS AND SET A PUBLIC HEARING DATE:**

The board discussed the waivers being requested by the applicant. Item #10 is the Certified List of Property Owners & Utilities, this is a requirement per the State Law. Attorney Gallina informed the applicant that the board can't hold a Public Hearing without notices being served. Item #21 is submitting application and plans to the H.C. Planning Board, Item #22 is submitting application and

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plans to the H.C. Soil Conservation District. Attorney Gallina informed the applicant this is a procedural requirement. Item #23 is the submission to the H.C. Board of Health, this is also a procedural requirement with the application. Item #27-Site Name, this isn't an issue for a waiver. Items #35, 43, 45, can be granted for completeness only. Item #46, Fire Protection System, this waiver can be granted. At the conclusion of the board's discussion, motion by Mr. MacQueen and seconded by Mr. Kozlowski to grant the waivers for completeness only and set a public hearing date.

<b>ROLL CALL</b>	<b>Yes:</b> Ms. Guevara	Mr. MacQueen	<b>Absent:</b> Mr. Terzuolo	Mr. Abuchowski
	Mr. Maurizio	Mr. Eberle	Mr. Locker	
	Mr. Kozlowski		Mr. Sachs	

**Attorney Gallina announced that the Public Hearing will be held on Wednesday October 28, 2020 at 7:30 pm. Mr. Milkowski agreed to the date.**

**PRESENTATION OF THE BILLS:**

John Gallina, Esq.	\$ 260.00 – Attend Board Mtg 8/26/2020
	\$ 585.00 – Review application, review Planner's report, prepare Resolution, Memo to Bd Secretary. <b>Escrow (M River Properties)</b>
Court Stenographer	\$ 250.00 – Attend Bd Mtg. 9/23/2020
<b>Total:</b>	<b>\$1,095.00</b>

Motion by Mr. Maurizio and seconded by Ms. Guevara to approve the bills as presented. Unanimously approved.

Being no further business to come before the board, nor comments from the public, motion by Ms. Guevara and seconded by Mr. Maurizio to adjourn the meeting at 8:45 pm. Unanimously approved.

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**CHAIRMAN PRO-TEM MR. KOZLOWSKI**

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**GAIL W. GLASHOFF, BOARD SECRETARY**  
Prepared the minutes