

.REGULAR MEETING

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

October 26, 2016

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:33 p.m. by Chairman Bruce Terzuolo. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. MacQueen, Mr. Abuchowski, 1st Alternate Locker, 2nd Alternate Guevara and Attorney Gallina. **Excused:** Mr. Eberle

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 27, 2016 and faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on October 20, 2016.

FYI: Meeting on November 3, 2016 – Last meeting of year: Budget, Board Terms, Reorg Date.

Ms. Glashoff asked who is not available for next Thursday evening. Mr. Maurizio said he wasn't sure but hoped he would be available to attend meeting. Everyone else is available.

PRESENTATION OF MINUTES: August 24, 2016 Regular Meeting

Motion by Mr. Kozlowski and seconded by Mr. MacQueen to approve the minutes as presented. Unanimously approved.

EXTENSION OF TIME: Site Plan – Phase I

Dominick Tranquilli	Block #41	Lot #4
Transtar Truck Body & Welding	Route 513	15

Ms. Glashoff informed the board that she received a letter from Mr. Tranquilli's attorney Harvey Gilbert requesting an extension of time. Also, on the table for everyone are copies of the last Resolution for an Extension of Time which listed all dates leading up to this last Extension. Attorney Gallina noted that the last extension granted by the board expired on September 24, 2015.

Attorney Gallina had Mr. Tranquilli sworn in to give testimony. Mr. Tranquilli informed the board that he did not realize that he had to come back in for any extension because when he got the permit for the Fire Tank back in December of 2015 he thought that covered him. To date Mr. Tranquilli has not pulled the permits for the building addition. Mr. Tranquilli explained to the board why he has not gotten the regular permits for the building addition but that if the board grant him another extension he will go and get the building permits immediately. The board asked if the Fire Tank has been installed. Mr. Tranquilli said no, not yet. The board expressed concern that this project has been going on for too long. It was noted for those board members who weren't on the board when this application originally came in for approvals that Phase II is for the storage units.

Mr. Maurizio asked when he would start work on Phase I, Mr. Tranquilli said he would like to start in the spring 2017, either April or May. Mr. Tranquilli said he has ordered the Fire Tank and informed the board on how costly a Fire Tank is. Mr. Tranquilli said he plans on having Phase I completed by December 31, 2017.

Chairman Terzuolo asked Attorney Gallina to review for the board everything that has transpired since the original approval. Attorney Gallina asked Mr. Tranquilli if he has received his Highlands Exemption. Ms. Glashoff said yes. The review and approval came from Planner Bolan & Engineer Risse. Mr. Abuchowski expressed concern about the length of time this has been going on. Attorney Gallina asked Mr. Tranquilli how much time he was going to need in order to complete Phase I of the project. Mr. Tranquilli said 2 years. Mr. Abuchowski asked if it was two years from next spring. Mr. Tranquilli said yes. Mr. Tranquilli said he has to install the Fire Tank and complete the addition. Chairman Terzuolo said that once Mr. Tranquilli secures the permits for the building addition then it would be two years for completion. The question was asked if the completion included Phase II. Mr. Tranquilli said yes. It was noted that the extension would go back to September 24, 2015 through spring, then 2 years for completion. Attorney Gallina said the board needs to give Mr. Tranquilli an end date and if everything isn't completed by that end, Mr. Tranquilli would need to come back in before the board and get a further extension. Mr. MacQueen said he doesn't understand why it is taking so long to get a tank. Mr. Mac Queen said the board should give the applicant until July 1, 2017 and then have Mr. Tranquilli come

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back before the board. This way we can have more control over what is going on. At the conclusion of the board's discussion, motion by Mr. Abuchowski and seconded by Mr. MacQueen to extend the time from September 24, 2015 to July 1, 2017 and the work being completed on Phase I by December 31, 2017 with the following conditions:

- a. The applicant is granted an extension to July 1, 2017 to obtain the necessary permits regarding the Site Plan approval of March 29, 2011 for Phase I of the Site Plan. The applicant is also granted an extension to December 31, 2017 in Order to complete all improvements regarding Phase I of the project.
- b. The applicant shall obtain all other necessary approvals from any outside agencies having jurisdiction.
- c. The applicant will pay all necessary fees and escrows payable in connection with the extension period.
- d. All prior provisions and conditions of the prior Resolutions shall remain in full force and effect.

ROLL CALL: **Yes:** Mr. Maurizio Mr. Abuchowski **Absent:** Mr. Eberle
 Mr. Kozlowski Mr. Locker Mr. Perry
 Mr. MacQueen Ms. Guevara
 Mr. Terzuolo

Attorney Gallina will prepare the Resolution for adoption to be on the next agenda for November 3, 2016.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$250.00 – Attend ZBA Mtg 8/24/2016
 - b. Court Stenographer \$250.00 - Attend ZBA Mtg 10/26/2016
 - c. H.C. Planning & Zoning \$ 30.00 - Luncheon/Seminar - Gail Glashoff
- Total: \$530.00**

Motion by Mr. Kozlowski and seconded by Mr. Maurizio to approve the bills for payment. Unanimously approved.

CORRESPONDENCE: a. Law of the Land Articles

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 8:05 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY