

REGULAR MEETING

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

November 29, 2017

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:33 p.m. by Chairman Pro-tem Andy Kozlowski. Present were: Mr. Maurizio, Mr. MacQueen. Mr. Eberle, Mr. Locker, Attorney Gallina and Planner Bolan. **Excused:** Mr. Terzuolo, Mr. Abuchowski and Ms. Guevara.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Board of Adjustment has scheduled a meeting for November 29, 2017 at 7:30 p.m. Notice of this meeting was published in the Hunterdon Review on November 8, 2017. Copies of the agenda were faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on November 22, 2017.

PRESENTATION OF MINUTES: October 25, 2017 Regular Meeting

Motion by Mr. Eberle and seconded Mr. Locker to approve the minutes as presented.

GRANT/DENY WAIVERS FOR COMPLETENESS & set a PUBLIC HEARING DATE:

- a. Frungillo Caterer's Block #38 Lot #21
 c/o Ashton Farm Route 513 R5

Attorney John Inglesino was present to represent the applicant Frungillo Caterer's. Also in attendance was Mr. Frungillo, Engineer Wayne Ingram and the property owner Mr. Ashton. The board reviewed all the waivers. The Review Committee recommended the following: Items #15, #33, #37, #49, #62. Item #47 – use of existing buildings, the applicant will need to address this item at the hearing. The rest of the Items: #35, #36, #39, #42, 43, 44, 45, 48, 64 & #65 will all need to be addressed at Site Plan. At the conclusion of the board's discussion, motion by Mr. MacQueen and seconded by Mr. Maurizio to grant the waivers that were recommended by the Review Committee. Unanimously approved.

Attorney Inglesino asked to have the public hearing in December. Ms. Glashoff informed the board that in speaking with the Chairman who was unable to attend this evening that we do not meet during the month of December and to schedule the public hearing for January. Chairman Kozlowski asked Ms. Glashoff for a January date. Ms. Glashoff that we can have our Reorganization and this public hearing on January 24, 2018. The board agreed. Attorney Gallina announced that the public hearing will take place on Wednesday January 24, 2018 at 7:30 p.m.

NEW BUSINESS:

- Frungillo Caterer's Block #38 Lot #21
215 Route 23 South Route 513 R5
Little Falls, N.J. 07424

PUBLIC HEARING d Variance – Use to hold events on Farm Assessed Property

The public hearing has been rescheduled to January 24, 2018 at 7:30 p.m.

ITEMS FOR DISCUSSION:

- a. **Letter from Lou Perry** – retiring from Zoning Board effective November 14, 2017.

Ms. Glashoff informed the board that a letter was received from Mr. Perry and read the letter into the record. Ms. Glashoff informed the board that Mr. Perry has served on the board for 25 years. The board was sorry to lose a good board member but understood the circumstances due to health issues.

Lebanon Township Board of Adjustment
November 29, 2017
Page 2

b. Budget 2018

The board reviewed the proposed budget. Ms. Glashoff informed the board that she will have a final budget for their review once all the bills are accounted for.

c. Reorganization Meeting: January 24, 2018

The date was scheduled in the discussion with Frungillo Caterers

- d. Board Terms to Expire: Bruce Terzuolo – Class IV Regular Member 4 year term
Wayne Eberle – Class IV Regular Member 4 year term
- e. Board Terms to adjust: John Locker – Class IV 3 year unexpired term
Deborah Guevara – Class IV Alternate I 1 year unexpired term
Alternate II – Class IV 2 year term

After a brief discussion, the board is recommending reappointment of Mr. Terzuolo and Mr. Eberle. Also, since Mr. Perry has retired from the board, the board is recommending Mr. Locker to move into the 3 year unexpired term of Mr. Perry and to have Ms. Guevara move up to the 1 year unexpired term of Mr. Locker. This will leave the Alternate II Class IV 2 year term open. Ms. Glashoff will send a memo to the Township Committee with the board’s recommendations for their meeting on December 6, 2017.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$260.00 – Attend ZBA Meeting 10/25/2017
\$130.00 – Research on PB Member @ ZBA meeting
Phone confs. Board Secretary
 - b. Court Stenographer \$250.00 – Attend ZBA Mtg 11/29/2017
 - c. H.C. Planning & Zoning Admin. \$ 30.00 – Luncheon/Seminar – G. Glashoff
- Total: \$670.00**

Ms. Glashoff informed the board that she corrected the total from \$540.00 to \$670.00. Motion by Mr. Maurizio and seconded by Mr. Locker to approve the bills with a minor correction. Unanimously approved.

CORRESPONDENCE:

- a. NJLM - Legal Q/A re: backyard chickens
- b. NJPO Newsletter – Fall 2017

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

CHAIRMAN PRO-TEM Andy Kozlowski

GAIL W. GLASHOFF, BOARD SECRETARY