

**REGULAR MEETING**

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

**November 10, 2022**

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:00 p.m. by Chairman Wayne Eberle. Present were: Ms. Guevara, Ms. Zatika, Mr. Sachs, Mr. Porcino, Mr. Fortenbacker and Attorney Gallina. **Excused:** Mr. Terzuolo & Ms. Devine.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by the board on January 26, 2022, emailed to the Hunterdon Review & Courier News, faxed to the Hunterdon County Democrat, Express Times, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on November 4, 2022.

**RESOLUTION:**

Jesse Goehring Block #35 Lot #37  
Variance to build on a Private Road and Antler Road RC  
Conditional Use for a Home Occupation with conditions

Board discussed the resolution and made corrections. Motion by Ms. Zatika and seconded by Mr. Sachs to approve the resolution with the correction.

**ROLL CALL**      **Yes:** Mr. Eberle                      Mr. Sachs                      **Absent:** Mr. Terzuolo  
                                 Ms. Guevara                      Mr. Porcino                      Ms. Devine  
                                 Ms. Zatika                      Mr. Fortenbacker

**ITEMS FOR DISCUSSION:**

a. Preliminary Year End Budget 2022/Proposed Budget 2023

The board discussed the budget. Ms. Guevara asked why the budget for 2023 for the Engineer was increased by \$1,000.00. Ms. Glashoff informed the board that there were a couple of more bills that will be charged to that line item and we are already just under the \$1,000.00. Ms. Glashoff said that the Final Year Budget 2022 will be on the Agenda for our Reorganization Meeting.

b. Dates for the Reorganization Meeting: January 25, 2023 & February 22, 2023.

Ms. Glashoff said for the benefit of the new members, said she has two dates to be approved in the event of inclement weather. Motion by Ms. Zatika and seconded by Ms. Guevara to approve the dates for the Reorganization Meeting in January with the backup of February 22, 2023 in the event of inclement weather. Unanimously approved.

c. Board Terms that expire on December 31, 2022

Deborah Guevara – Class IV 4-year term

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Karen Zatika – Class IV 4-year term  
Charlie Fortenbacker – Class IV – Alternate I 2-year term  
Class IV – 4-year term – 2-year unexpired term

Ms. Guevara informed the board that she does not want another 4-year term. The board asked Ms. Guevara if she would consider a 2-year Alternate Term. Ms. Guevara said yes. After discussion by the board, it was decided to move Ms. Guevara to the Class IV Alternate I, 2-year term and move Mr. Fortenbacker up to Ms. Guevara Class IV 4-year term. Ms. Zatika would like to be reappointed for another 4-year term. The Class IV 4 year term – 2 year unexpired will be discussed at the next meeting on November 30, 2022.

**PRESENTATION OF BILLS:**

a. John Gallina, Esq.	\$ 260.00	Attend ZBA Meeting 10/26/2022
	\$ 845.00	Review application, prepare letter to board, Review reports from Planner Kyle and Engineer Bayer, prepare Resolution. <b>(Goehring-Escrow)</b>
<b>Total: \$1,105.00</b>		

Motion by Mr. Porcino and seconded by Ms. Zatika to approve the bills as presented. Unanimously approved.

Motion to open to the public made by Mr. Sachs and seconded by Ms. Zatika. Unanimously approved. Mr. Bill Bohn, Woodglen Road asked about the application that was approved on Antler Road. Mr. Bohn questioned the 18 months regarding permits. Attorney Gallina said that the board gives the applicant 18 months to acquire the permits and in the event the applicant needs more time, they can come back to the board for an extension of time, but need to come before the 18 months has expired. Mr. Bohn also asked if the variance runs with the land. Mr. Bohn was told yes. Motion by Mr. Sachs and seconded by Ms. Zatika to close the public portion of the meeting. Unanimously approved.

Being no further business to come before the board, nor comments from the public, motion by Ms. Zakita and seconded by Mr. Sachs to adjourn the meeting at 7:30 p.m. Unanimously approved.

**CHAIRMAN WAYNE EBERLE**

**GAIL W. GLASHOFF, BOARD SECRETARY**