



**Lebanon Township Board of Adjustment**

**March 22, 2023**

**Page 2**

Attorney Selvaggi was present to represent the applicant Kevin Bolesta. Attorney Selvaggi said that the property in question is located on Hermits Lane which is a private road. Attorney Selvaggi said also present is Engineer James Glasson to give testimony on behalf of the applicant. Attorney Gallina had the following items marked into evidence; **A1**-Affadavit of Proof of Service, **A2**-Certified List of Property Owners and Utilities, **A3**-POA Slips, **A4**-Notice in the Hunterdon Review, **A5**-Taxes Paid, **A6**-Highlands Exemption Approval dated 11/16/2022, **A7**-Letter from the Fire Chief, March, 2023, **A8**-Revised Plans dated 2/20/2023, **A9**-Letter from H.C. Soil Conservation District dated 2/17/2023, **A10**-H.C. Board of Health dated 1/5/2023, **A11**-Colored rendering of Sheets 1.2 and 4 of Variance Plan, **A12**-Colored rendering of Sheet 3 of Variance Plan. Attorney Gallina informed the board that the applicant has jurisdiction to proceed with the public hearing.

Engineer Glasson was sworn in to give testimony. Engineer Glasson stated that property is on a private lane in the R1.5 Zone with 15% slopes, adjacent to the Hunterdon County preserved land. Engineer Glasson said that the applicant would like to build a 3-bedroom home 28 x 42, 1248 square feet, with a full basement, a covered porch 124 square feet with a proposed garage 24 x 24. Engineer Glasson went on to say that Hermits Lane is an unimproved private road. The home will be a log home and garage. At the conclusion of Engineer Glasson testimony, the board had a few questions. Chairman Eberle opened the hearing to the public for questions for Engineer Glasson. At this time, Chairman Eberle asked for a motion to open to the public for comments and statements. Motion by Ms. Zatika and seconded by Mr. Sachs to open the hearing for public comments and statements. Unanimously approved. At the conclusion of the public comments, motion by Ms. Zatika and seconded by Mr. Sachs to close the public portion of the hearing. Unanimously approved. At the conclusion of the board's deliberations, motion by Mr. Terzuolo and seconded by Mr. Sachs to approve the application to build on a private road with the following conditions:

- a. The applicant shall obtain all other necessary approvals from any outside agencies having jurisdiction as applicable, including but not limited to the Hunterdon County Planning Board
- b. The applicant will pay all necessary fees and escrows payable in connection with the application. The applicant shall be under a continuing duty to maintain a positive escrow account balance until all conditions have been satisfied and all charges paid.
- c. The applicant will be responsible for repair of any damage to Hermits Lane caused in condition with the construction on the site.
- d. Pursuant to Ordinance 45-20, all necessary permits shall be obtained within eighteen (18) of the date of the adoption of this Resolution. (The applicant is advised that pursuant to Ordinance section 45-20, if an extension of this time period is needed, the request must be made in writing prior to the expiration of the 18-month period).

