

REGULAR MEETING

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

April 26, 2023

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: Mr. Terzuolo, Ms. Zatika, Mr. Sachs, Ms. Devine, Mr. Iannance, Mr. Staten, Mr. Van Doren, Attorney Gallina, Planner Kyle & Engineer Bayer. **Excused:** Mr. Porcino

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on February 22, 2023, 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 April 19, 2023.

SWEAR IN:	Katie Devine	Class IV	2 Year Term Unexpired Term
	Michael Iannance	Class IV	4 Year Term
	Brandon Staten, Alternate I	Class IV	2 Year Term
	Derrick Van Doren, Alternate II	Class IV	1 Year Unexpired Term

The following board members were sworn in: Ms. Devine filled an unexpired term Class IV regular meeting, Mr. Iannance filled a 4-year term, Mr. Staten, Alternate 1 2-year term and Mr. Van Doren, Alternate 11, filled a one-year unexpired term. Congratulations to all.

PRESENTATION OF MINUTES: *February 22, 2023* *Reorganization/Business Meeting*

Motion by Mr. Terzuolo and seconded by Ms. Zatika to approve the minutes as presented. Unanimously approved.

February 22, 2023 Closed Executive Session

Motion by Ms. Zatika and seconded by Mr. Sachs to approve the Executive Session as presented. Unanimously approved.

March 22, 2023 Regular Meeting

Motion by Ms. Zatika and seconded by Mr. Sachs to approve the minutes as presented. Unanimously approved.

March 22, 2023 Closed Executive Session

Motion by Ms. Zatika and seconded by Mr. Terzuolo to approve the Executive Session as presented. Unanimously approved.

RESOLUTION:

- a. Kevin Bolesta Block #54 Lot #11
Private Road approval with conditions Hermits Lane R1 ½

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Motion by Mr. Sachs and seconded by Mr. Terzuolo to approve the Resolution with minor corrections

ROLL CALL	Yes: Mr. Eberle Ms. Zatika Mr. Porcino	Mr. Terzuolo Mr. Sachs	Abstain: Ms. Devine Mr. Iannance Mr. Staten Mr. Van Doren
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UNFINISHED BUSINESS:

Cecilia De Venezia 9 Oak Street Port Murray, N.J. 07865	Block #56 Lot #20 Penwell Road RC
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It was announced that the application of Cecilia De Venezia will be re-noticed and scheduled for the May 24, 2023 at 7:00 p.m. Ms. Glashoff informed the board that she has received the revised drawings of the house but nothing else at this time. In Attorney Selvaggi's letter it also states that revised plans will also be submitted.

Ms. Glashoff informed the board that she handed out copies of the transcript on the De Venezia application to everyone including the new board members. For those new members they have the opportunity to read the transcript and then sign an affidavit at the May 10th meeting that they read the entire transcript and would be eligible to vote on the application when the time comes. For the rest of the board it will give them the opportunity to refresh their memory since the February meeting.

ITEM FOR DISCUSSION:

a. Private Roads

Chairman Eberle said after the last application, the board needs to clarify what standards we should be following when an application is filed on an existing private road. So when applications come we can apply the same standards for each application. Chairman Eberle asked what do we need to do to get design standards in the ordinance for existing private roads. It is clearly not in the ordinance book regarding existing private roads. What do we want to do to get design standards in the ordinance. What do we want to follow in writing is when an application comes in for an existing private road, then width, turn around need to be addressed to make sure that the fire trucks have plenty of room to maneuver. Ms. Glashoff she would go thru the resolutions on private roads for the board to review for the next meeting on May 10, 2023.

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APPOINT PROFESSIONAL:

- a. Mark Blount, Esq. (Alternate Attorney)

Motion by Mr. Porcino and seconded by Mr. Sachs to appoint Attorney Mark Blount as the board's alternate attorney. Unanimously approved.

FYI: The Board of Adjustment will hold a meeting on May 10, 2023 at 7:00 p.m. for a Public Hearing on one application.

Chairman Eberle said that the board will have two meetings in May, one on the 10th and the other on the 24th. Ms. Glashoff will contact Attorney Blount for his availability for both meetings. Ms. Glashoff said if there is a problem regarding the meetings, she will let Chairman Eberle know.

Chairman Eberle announced that the board will go into Closed Executive Session at this time and asked for a motion. Motion by Ms. Zatika and seconded by Mr. Terzuolo to go into Closed Executive Session. Unanimously approved.

At the conclusion of the Executive Session, motion by Mr. Sachs and seconded by Ms. Zatika to return to the public portion of the meeting. Unanimously approved.

EXTEND TIME OF APPOINTMENTS/CONTRACTS OF PROFESSIONALS:

- a. Jim Kyle, Planner'
- b. Ted Bayer, Engineer

The board will have the Planner and Engineer amend their contracts as discussed to be presented at the next meeting. Motion by Ms. Zatika and seconded by Mr. Sachs to appoint Planner Kyle and Engineer Bayer for the remainder of 2023. Unanimously approved.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$260.00 – Attend March 22, 2023 Meeting
 - \$357.50 – Prepare Resolution (**Escrow – Bolesta**)
 - b. N.J. Planning Officials \$214.00 – Complete Guide to P&Z and the MLUL
- Total: \$831.50**

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

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CORRESPONDENCE:

- a. New Jersey League of Municipalities – Legal Q/A Content and Release of Closed Session Minutes
- b. Law of the Land – Case Law

Being no further business to come before the board, nor comments from the public, motion by Ms. Zatika and seconded by Mr. Sachs to adjourn the meeting at 10:05 p.m. Unanimously approved.

CHAIRMAN WAYNE EBERLE

GAIL W. GLASHOFF, BOARD SECRETARY