#### REORGANIZATION MEETING

Lebanon Township Board of Adjustment Municipal Building 530 West Hill Road Glen Gardner, N.J. January 22, 2014

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:30 p.m. by Board Secretary Gail Glashoff. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. Terzuolo, Mr. Abuchowski, Mr. Eberle and Attorney Gallina. Excused: Mr. Perry, Mr. Machauer and Mr. MacQueen.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Board of Adjustment will hold their Reorganization Meeting on January 22, 2014 at 7:30 p.m. At the conclusion of the Reorganization portion of the meeting, the Board of Adjustment will conduct Regular Board Business. Notice of the Meeting was published in the Hunterdon Review on December 25, 2013. Copies of the agenda were 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 January 15, 2014.

| SWEAR IN: | Bruce Terzuolo             | Class IV | 4 Year Term |
|-----------|----------------------------|----------|-------------|
|           | Abe Abuchowski             | Class IV | 4 Year Term |
|           | Wayne Eberle               | Class IV | 4 Year Term |
|           | Bill Machauer, Alternate I | Class IV | 2 Year Term |

Ms. Glashoff asked Attorney Gallina to swear in Mr. Terzuolo, Mr. Abuchowski and Mr. Eberle. Congratulations to all.

### NOMINATIONS FOR CHAIRMAN:

Ms. Glashoff asked for nominations for Chairman. Motion by Mr. Eberle and seconded by Mr. Maurizio to nominate Mr. Terzuolo for Chairman. Being no further nominations, motion by Mr. Maurizio and seconded by Mr. Eberle to close the nominations. Unanimously approved. Congratulations to Mr. Terzuolo.

At this time, Chairman Terzuolo took over the meeting.

### **NOMINATIONS FOR VICE CHAIRMAN:**

Chairman Terzuolo asked for nominations for Vice Chairman. Motion by Mr. Eberle and seconded by Mr. Maurizio to nominate Mr. Abuchowski for Vice Chair. Being no further nominations, motion by Mr. Eberle and seconded by Mr. Maurizio to close the nominations. Unanimously approved. Congratulations to Mr. Abuchowski.

## NOMINATIONS FOR VOUCHER REVIEW:

Motion by Mr. Abuchowski and seconded by Mr. Eberle to nominate Mr. Kozlowski to review vouchers. Unanimously approved.

## **APPOINTMENTS:**

- a. John Gallina, Esq.
- b. Michael Bolan, PP.
- c. Stephen Risse, Engr. (Bayer/Risse Engrs.)
- d. Gail W. Glashoff, Board Secretary
- e. Lucy Grozinski, Court Stenographer
- f. Guy Wilson, Esq. (Alternate Attorney)
- g. Jim Kyle, PP (Alternate Planner)

Motion by Mr. Abuchowski and seconded by Mr. Maurizio to appoint all of the above listed names. Unanimously approved.

## ADOPT RESOLUTIONS:

- a. Authorizing Agreement for Professional Services
- b. Annual Notice Schedule 2014

Motion by Mr. Eberle and seconded by Mr. Abuchowski to adopt the Agreement for Professional Services and the Annual Notice schedule for 2014. Unanimously approved.

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### ADOPT RESOLUTION FOR PROFESSIONALS ON PAY TO PLAY:

Motion by Mr. Abuchowski and seconded by Mr. Eberle to adopt the Resolution for Pay to Play. Unanimously approved.

### **ADOPT PROFESSIONAL CONTRACTS:**

- a. John Gallina, Esq..
- b. Michael Bolan, PP
- c. Stephen Risse, Engr.
- d. Guy Wilson, Esq. (Alternate Attorney)
- e. Jim Kyle, PP (Alternate Planner)

Ms. Glashoff reviewed for the board the Professional Contracts for 2014. The only contract that increase 2% was Bayer/Risse Engrs. Motion by Mr. Abuchowski and seconded by Mr. Maurizio to adopt all the Professional Contracts as presented. Unanimously approved.

### **APPOINT APPLICATION REVIEW COMMITTEE:**

The following board members agreed to service on the Review Committee: Mr. Terzuolo, Mr. Perry and Mr. Kozlowski. Motion by Mr. Abuchowski and seconded by Mr. Eberle to appoint the 3 board members to serve again this year. Unanimously approved.

## PRESENTATION OF MINUTES: October 23, 2013 Regular Meeting

Motion by Mr. Maurizio and seconded by Mr. Eberle to approve the minutes as presented. Unanimously approved.

### **EXTENSION OF TIME:**

Dominick Tranquilli/Transtar Autobody & Welding Block #41 Lot #4
Route 513, Califon, N.J. Route 513 I5

Mr. Tranquilli was present along with his engineer Charles Tiedeman. Attorney Gallina had both sworn in to give testimony. Chairman Terzuolo announced that the board has no objection to Engineer Tiedeman being accepted as a licensed professional. Mr. Tranquilli explained to the board the reason for him asking for the extension of time. Mr. Tranquilli stated that his plans have been submitted to the Construction Dept for review and he said he probably only needs a week or two. Engineer Tiedeman said the manufacturer of the building is in Colorado. Chairman Terzuolo asked Ms. Glashoff if Mr. Tranquilli had a copy of the email from Charlie Rogers. The answer was no. Chairman Terzuolo noted that Mr. Rogers said that the plans submitted are now complete and it is now in plan review. Mr. Tranquilli was given the Chairman's copy of the email. Mr. Tranquilli asked for a month extension.

During the board's discussion, it was noted that a month which would start on December 24, 2013 was the deadline from the last extension would expire on January 24<sup>th</sup> 2 days from now. The board offered 90 days from the December 24<sup>th</sup> date which would bring the new deadline to March 23, 2014. Motion by Mr. Eberle and seconded by Mr. Abuchowski to grant the extension of time to Transtar Autobody for 90 days.

ROLL CALL
Yes: Mr. Maurizio Mr. Abuchowski Absent: Mr. MacQueen
Mr. Kozlowski Mr. Eberle Mr. Machauer
Mr. Terzuolo Mr. Perry

Attorney Gallina will prepare the Resolution to be on the next agenda of February 26, 2014.

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#### PRESENTATION OF BILLS:

a. John Gallina, Esq. \$250.00 – Attend Board Meeting 10/24/2013

\$187.50 – Litigation (Mesa/Cingular Wireless)

b. Gail Glashoff, Annual Dues \$ 15.00 - H.C. Planning & Zoning Admin.

c. Court Stenographer \$250.00 – Attend meeting 1/22/2014

*Total:* \$702.50

Ms. Glashoff asked if she could add one additional bill. The bill is from Attorney Gallina for \$218.75 to do research on the Permit Extension Act. Attorney Gallina briefly explained to the board what had transpired. Ms. Glashoff said it brings the grand total to \$921.25. Motion by Mr. Abuchowski and seconded by Mr. Eberle to approve the bills as amended. Unanimously approved.

The Chairman will announce that the Board will go into Executive Session at this time and asked for a motion.

Motion by Mr. Eberle and seconded by Mr. Abuchowski to go in Executive Session at this time. Unanimously approved.

WHEREAS, Section 7(b) of the Open Public Meetings Act L. `1975 C.231 NJSA 10:4-12(b)(8) permits the exclusion of the public from Board of Adjustment meetings where certain matters are to be discussed; and

**WHEREAS,** the Lebanon Township Board of Adjustment is desirous to meet and discuss personnel;

**NOW, THEREFORE BE IT SOLVED,** by the Lebanon Township Board of Adjustment of the Township of Lebanon, Hunterdon County, New Jersey that this Board met in Executive Session.

The Chairman will announce that the board will return to the regular meeting at this time and ask for a motion.

Motion by Mr. Maurizio and seconded by Mr. Abuchowski to close the Executive Session and return to the Regular Meeting. Unanimously approved.

Chairman Terzuolo stated that he did not want to make a decision this evening on the candidates. Ms. Glashoff asked since one of the candidates was unable to come this evening, would the board like her to contract him for the next meeting to be interviewed. Chairman Terzuolo said yes.

**CORRESPONDENCE:** a. NJ Planner (2 issues) b. Law of the Land Articles c. Law Bulletins (3)

*OPEN TO THE PUBLIC* No public was present.

Being no further business to come before the board, nor comments from the public, motion by Mr. Abuchowski and seconded by Mr. Eberle to adjourn the meeting at 8:47 p.m. Unanimously approved.

CHAIRMAN BRUCE TERZUOLO

GAIL W. GLASHOFF, BOARD SECRETARY