

REGULAR MEETING

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

June 27, 2018

The Regular Meeting of the Lebanon Township Board of Adjustment was called to order at 7:30 p.m. by Vice Chair Abe Abuchowski. Present were: Mr. Maurizio, Mr. Kozlowski, Mr. MacQueen, Mr. Eberle, Mr. Locker, 1st Alternate Ms. Guevara, Attorney Gallina, Planner Bolan & Engineer Risse. Excused: Mr. Terzuolo.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 24, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building and on the website on June 19, 2018.

PRESENTATION OF MINUTES: May 23, 2018 Regular Meeting

Motion by Mr. Maurizio and seconded by Mr. Locker to approve the minutes as presented. Unanimously approved by those eligible to vote.

RESOLUTION:

Robert Campolattaro Block #50 Lot#8
Conditional Use/Bulk Variances Mt. Lebanon Road RC/R1 ½
& New Trailer with conditions

Motion by Mr. Maurizio and seconded by Mr. Eberle to approve the Resolution for Robert Campolattaro with corrections.

ROLL CALL Yes: Mr. Maurizio Mr. Locker **Abstain:** Mr. MacQueen
Mr. Kozlowski Ms. Guevara Mr. Abuchowski
Mr. Eberle **Absent:** Mr. Terzuolo

COMPLETENESS & WAIVERS AND SET A PUBLIC HEARING DATE:

Born to Run Farm (Gerish Realty, LLC) Block #59 Lot #17, 34 & 34.02
Site Plan to hold Events Mountain Top Road RC
(Report from Engr. Risse)

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is near the handicapped parking. Engineer Nusser said this should keep the traffic flowing. Engineer Nusser informed the board a row of cypress trees 12' apart to the east of the parking area would be planted. Also, the tents used for the events would only be up during the season when trees are in bloom. Engineer Nusser stated the next item to discuss would be the lighting. There are two existing light fixtures each on a 10' pole which are in the handicapped parking area. New lighting will match the 2 existing fixtures. The tennis court has two 18' spotlights which are to be retrofitted and maintained as the other lights.

Engineer Nusser referred to the utilities and testified that portable full service restroom facilities will be brought to the site and located near the tent area, handicap parking and the barn. Since these are portable restrooms there will be no demand on the existing septic system. Last, Engineer Nusser spoke regarding noise concerns. Engineer Nusser stated that speakers in the tent area will be positioned to face west toward the adjacent vacant land away from residents. There will be an event manager on site with a sound meter who will be checking on the noise level. At the conclusion of Engineer Nusser testimony, Chairman Abuchowski asked if the board had any questions of Engineer Nusser. The board had some questions regarding lighting, access/traffic control. Vice Chair opened the hearing to the public for questions, there were none. Next person to be sworn in was property owner Stewart Ashton. Mr. Ashton referred to the electric at the tent area, stating that an electrical panel board will be set up at the tent area which can supply 6 outlets with 4 plugs. The board discussed the proposed screening near the parking area. It was agreed that a 1' high swale would be installed and the cypress trees planted on the top of the swale. Also, that a fence would be installed around the existing swimming pool. There were no questions from the board.

Attorney Gallina had the applicant Robert Frungillo of Mansion Caterers sworn in to give testimony. Mr. Frungillo referred to the restrooms and stated that a 4 head facility would be placed behind the tent area and 2 single head restrooms would be to the west of the barn and near the handicapped parking. With wedding events, the bride and groom would have access to the bathroom in the residence. Mr. Frungillo stated the ordinance allows for 75 parking spaces but did not feel that all would be used, since they will have shuttle service from hotels and also people being dropped off for the event. Mr. Frungillo stated that he did not feel traffic would be an issue since people usually are staggered when leaving an event. Not everyone leaves at the same time. At the conclusion of the testimony, the board had several question along with the board's professionals. When opened to the public Mr. Carl Schmidt from

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Winding Brook Lane had issued with the music and time that everything would end. When opened to the public for statements and comments, there were none.

Motion by Mr. MacQueen and seconded by Mr. Locker to close the public portion of the hearing. Unanimously approved. Vice Chair Abuchowski announced the board will take a 10 minute recess at 9:00 p.m. When the board reconvened at 9:10 p.m. Attorney Inglesino gave his summation. The board deliberated at this time. The discussion centered around the days that events would be held, hours of operation, parking, lighting, noise control. It was also noted that correspondence came from the Hunterdon County Planning Board that needed to be addressed regarding the subdivision that happened back in 2000 an the items that need to be addressed. At the conclusion of the board deliberations, motion by Mr. Maurizio and seconded by Mr. Kozlowski to grant the Preliminary & Final Site Plan to permit the hosting of events and granting a parking design exception with the following conditions:

- a. The applicant shall obtain all other necessary approvals from any outside agencies having jurisdiction, but not limited to the conditions listed in the correspondence from the H.C. Planning Board of June 18, 2018.
- b. The applicant will pay all necessary fees and escrows payable in connection with this application.
- c. The applicant will comply with the provision of the Township Lighting Ordinance 400-431. A night-time lighting test/inspection will be completed prior to the issuance of any certificate of occupancy, and the Board shall retain jurisdiction for one year from date of the issuance of the certificate of occupancy.
- d. The swale construction and design will be submitted to the Board Engineer for review and approval.
- e. The applicant shall submit a revised site plan, showing a total of 75 parking spaces, (72 plus 3 handicap spaces) along with the one foot swale area and plantings and any other required site plan revisions.
- f. An "as built" plan will be submitted after site plan revisions and improvements are completed.
- g. During the event season from May through October, events may be held on Friday, Saturday and Sunday. Event entertainment will end at 10:00 p.m. during events, the entertainment noise level will be under the control and monitored by the event manager. Events will conclude at 11:00 p.m.
- h. In the event the holidays of July 4th, Memorial Day, Labor Day or Columbus Day should fall on a Monday through Thursday, an event may be held the day before the holiday and on the holiday, subject to the same terms and conditions

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as events held on Fridays, Saturdays or Sundays.

- i. This approval is subject to all terms and conditions as set forth in the prior Resolution granting the Use Variance Approval.

ROLL CALL **Yes:** Mr. Maurizio Mr. Eberle **Absent:** Mr. Terzuolo
 Mr. Kozlowski Mr. Locker
 Mr. MacQueen Ms. Guevara
 Mr. Abuchowski

Attorney Gallina will prepare the Resolution to be on the Agenda for July 25, 2018.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$260.00	Attend ZBA Meeting 5/23/2018
	\$487.50	Prepare Resolution (Escrow Campolattaro)
	\$227.50	Review site plan & documentation, review Report from Engr. Risse. (Escrow Mansion Caterers)
	\$292.50	Review Site Plan application & documentation Review report from Engr. Risse. (Escrow-Gerish Realty)
b. Michael Bolan, PP	\$265.00	Attend ZBA Meeting 5/23/2018
	\$ 72.50	Review & revise annual report final version
	\$ 58.00	Review, analyze completeness review letter from Engr. Risse. (Escrow-Mansion Caterers)
	\$ 58.00	Review & analyze checklist & waiver requests, discuss Engr. Risse. (Escrow-Gerish Realty)
c. Court Stenographer	\$250.00	Attend ZBA Meeting 6/27/2018
Total: \$1,971.00		

Motion by Mr. Kozlowski and seconded by Mr. Eberle to approve the bills for payment. Unanimously approved.

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CORRESPONDENCE:

- a. H.C. Planning Board - Ashton Farm **(Frungillo-Mansion Caterers)**
- b. H.C. Planning Board - Born to Run Farm – **(Gerish Realty)**
- c. H.C. Soil Conservation – Born to Run Farm - **(Gerish Realty)**

Being no further business to come before the board, nor comments from the public, motion by Mr. Eberle and seconded by Mr. Locker to adjourn the meeting at 9:30 p.m. Unanimously approved.

VICE CHAIR ABE ABUCHOWSKI

GAIL W. GLASHOFF, BOARD SECRETARY