

**REORGANIZATION MEETING**

**Lebanon Township Planning Board  
Municipal Building 530 West Hill Road Glen Gardner, N.J.**

**January 10, 2012**

The 848<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:03 p.m. by Board Clerk Ms. Glashoff. Present were: Mr. Milkowski, Mr. Schmidt, Mr. Gerlich, Mr. Piasecki, Mr. Rich, Mr. MacQueen, Ms. Bleck, Mr. Weiler, Mr. Wunder, 1<sup>st</sup> Alternate Laul, 2<sup>nd</sup> Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Planning Board scheduled their Reorganization and Business Meeting for Tuesday January 10, 2012 at 7:00 p.m. prevailing time in the Main Meeting Room in the Municipal Building. The Business portion of the meeting will begin at the conclusion of the Reorganization Meeting. Notice of this meeting was published in the Hunterdon Review on December 28, 2011 and in the Hunterdon County Democrat on December 29, 2011. 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 4, 2012.

<b>SWEAR IN:</b>	Mayor Brian Wunder	Class I	1 Year Term
	Art Gerlich	Class II	1 Year Term
	Ron Milkowski, Comm.	Class III	1 Year Term
	Doreen Bleck	Class IV	4 Year Term
	Marc Laul	Class IV - Alt. I	1 Year Unexpired Term
	EJ Skidmore	Class IV – Alt. II	2 Year Term

Ms. Glashoff asked Attorney Gallina to do the honors of swearing in the above list of board members. Congratulations to all.

**NOMINATIONS FOR CHAIRMAN:**

Ms. Glashoff asked for nominations for Chairman. Motion by Mr. Rich and seconded by Ms. Bleck to nominate Mr. MacQueen as Chairman. Being no further nominations, motion by Ms. Bleck and seconded by Mr. Piasecki to close the nominations. Unanimously approved. Congratulations Mr. MacQueen.

**NOMINATIONS FOR VICE CHAIR:**

Chairman MacQueen asked for nominations for Vice Chair. Motion by Mr. Schmidt and seconded by Mr. Gerlich to nominate Ms. Bleck as Vice Chair. Being no further nominations, motion by Mr. Rich and seconded by Mr. Piasecki to close the nominations. Unanimously approved. Congratulations Ms. Bleck.

**NOMINATIONS FOR SECRETARY:**

Chairman MacQueen asked for a motion to nominate a secretary. Motion by Ms. Bleck and seconded by Mr. Rich to nominate Mr. Gerlich as secretary. Being no further nominations, motion by Ms. Bleck and seconded by Mr. Piasecki to close the nominations. Unanimously approved. Congratulations Mr. Gerlich.

**NOMINATION FOR ASSISTANT SECRETARY:**

Chairman MacQueen asked for a motion to nominate an assistant secretary. Motion by Mr. Rich and seconded by Ms. Bleck to nominate Mr. Weiler as assistant secretary. Being no further nominations, motion by Mr. Schmidt and seconded by Mr. Piasecki to close the nominations. Unanimously approved. Congratulations Mr. Weiler.

**APPOINTMENTS:**

- a. John Gallina, Esq.
- b. Michael Bolan, PP
- c. Bayer/Risse Engrs. (Stephen Risse, Engr.)
- d. Gail W. Glashoff, Planning Board Clerk
- e. Mark Blount, Esq. (Alternate Attorney)
- f. James Kyle, PP (Alternate Planner)
- g. Jess Symonds, Engr. (Alternate Engr.)

Chairman MacQueen asked for a motion to appoint the above list of names for 2012. Motion by Mr. Gerlich and seconded by Mr. Piasecki to appoint all the listed appointments for 2012. Unanimously approved.

**ADOPT RESOLUTIONS:**

**a. Authorizing Agreement for Professional Services**

Ms. Glashoff briefly reviewed for the board the Agreement for Professional Services which has not changed from last year. Motion by Ms. Bleck and seconded by Mr. Rich to adopt the Resolution as presented for Authorizing Agreement for Professional Services. Unanimously approved.

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**b. Annual Notice Schedule 2012**

Ms. Glashoff reviewed for the board the Notice Schedule for 2012 and noticed there were no changes in the dates for 2012. Motion by Mr. Piasecki and seconded by Ms. Bleck to adopt the Resolution for the Annual Notice Schedule 2012. Unanimously approved.

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

Ms. Glashoff briefly reviewed the Resolution stating there are no changes from last year. Motion by Mr. Piasecki and seconded by Mr. Weiler to adopt the resolution for Professionals on Pay to Play. Unanimously approved.

**ADOPT RESOLUTION FOR PROFESSIONAL CONTRACTS:**

- a. John Gallina, Esq.
- b. Michael Bolan, PP
- c. Bayer/Risse Engrs: (Stephen Risse, Engr.)
- d. Mark Blount, Esq. (Alternate Attorney)
- e. James Kyle, PP (Alternate Planner)
- f. Jess Symonds, Engr. (Alternate Engr.)

Ms. Glashoff reviewed for the board the contracts. Attorney Gallinas' hourly rate has increased by \$5.00 per hour. Attorney Gallina noted that he has not increased his rate for over 5 years. Ms. Glashoff stated Planner Bolan's contract rate is the same as last year. Engineer Risse's hourly rate has increased by \$5.50 per hour. Engineer Risse noted that his rate has not increased in several years. Ms. Glashoff reviewed for the board the Alternate's contracts for 2012. Per Ms. Glashoff these contracts are the same as last year.

Mr. Milkowski asked Ms. Glashoff what the percentage increase is on those two contracts or did anyone else know. Ms. Glashoff thought it was about 3%. Mr. Milkowski said on the Township Committee they have held the increase to 2%. with most professionals agreeing to it. Chairman MacQueen asked if there were any comments from the board. Chairman MacQueen said it was a very small increase considering they have not increased their rates for several years and that it was overdue. Chairman MacQueen went on to say that we are very fortunate to have the professionals we have. Other municipality's professionals charge a lot more than ours do. The board discussed this issue and with comments by several board members who felt the rates charged by the professionals are reasonable and that we are very lucky to have our professionals. At the conclusion of the board's discussion, motion by Mr. Rich and seconded by Mr. Piasecki to adopt the Resolution for Professional Contracts as presented.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Schmidt	Mr. MacQueen	<b>No:</b> Mr. Milkowski
	Mr. Gerlich	Ms. Bleck	
	Mr. Piasecki	Mr. Weiler	
	Mr. Rich	Mr. Wunder	

**APPOINT APPLICATION REVIEW COMMITTEE:**

After a brief discussion, Chairman MacQueen appointed the following board members to the Review Committee: Mr. Rich, Ms. Bleck, Mr. Weiler & Mr. Schmidt. Ms. Glashoff also attends the meetings.

Chairman MacQueen welcomed the two new members, Marc Laul and E.J. Skidmore. Chairman MacQueen informed the new members that there is a class which offered for new Planning Board and Board of Adjustment members which is state mandated. The Chairman noted the Board Clerk has all the information and will take care of scheduling them for the class. Ms. Glashoff stated out of all the classes being offered, there are two classes, one will be held at Voorhees High School on Saturday February 25<sup>th</sup> from 8:00 am to 1:00 p.m. and the other class will be held at Hillsborough Municipal Building on Saturday March 3<sup>rd</sup>. Since the cost of the classes has gone up, it will be \$72.00 per person. Planner Bolan said he will be one of the teachers at Voorhees class. Ms. Glashoff said she will also be there at Voorhees. Chairman MacQueen said it is interesting to see how other boards operate. He has attended several different board meetings in other towns and found that we have a well run board and are fortunate to have our professionals..

**UNFINISHED BUSINESS:**

New Cingular Wireless	Block #12 Lot #45.05
320 Mt. Kimble Ave	Route 513 B1
Morristown, N.J.	

**REQUEST FOR AN EXTENSION OF TIME**      Conditional Use/Site Plan/Variances

Ms. Glashoff informed the board she received a letter from Attorney Fairweather requesting an extension of time on the application. Ms. Glashoff read into the record the letter. After a brief discussion by the

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board, motion by Mr. Rich and seconded by Mr. Piasecki to grant the extension of time through March 31, 2012 with the applicant appearing on Tuesday March 6, 2012.

**Yes:** Mr. Schmidt      Mr. MacQueen      **No:** Mr. Milkowski      **Abstain:** Mr. Wunder  
Mr. Gerlich      Ms. Bleck  
Mr. Piasecki      Mr. Weiler  
Mr. Rich

Chairman MacQueen said that since Mr. Wunders' son works for the property owner, he will exclude himself from this application due to a conflict of interest. Attorney Gallina informed the public that when there is a conflict by a board member, they will step down and sit in with the public. Attorney Gallina announced that the application for New Cingular Wireless will be carried to the March 6<sup>th</sup> regular meeting of the Planning Board with no further notice given.

Chairman MacQueen announced the next application for completeness. Attorney Gallina asked Planner Slaugh if their attorney would be present. Planner Slaugh said yes and she should be here soon. Chairman MacQueen said in the interim until the applicant's attorney arrives, the board will move on to other business on the agenda.

**PRESENTATION OF MINUTES:**                      December 13, 2011      Regular Meeting

Motion by Ms. Bleck and seconded by Mr. Gerlich to approve the minutes as presented. Unanimously approved by those eligible to vote. Mr. Wunder abstained.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$525.00
b. Michael Bolan, PP	\$728.60
<b>Total:</b>	<b>\$1,253.60</b>

Mr. Gerlich said all the bills are in order which includes the ones on the Addendum and recommends approval. Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as presented. Unanimously approved.

Chairman MacQueen asked if anyone had any comments. Mr. Milkowski referred to the NJ Planner noting the list of volunteers and that Ms. Glashoff and Planner Bolan are listed and wanted to thank them. Mr. Piazza from the public asked to speak. Mr. Piazza welcomed the two new board members. Mr. Piazza had a question and asked Chairman MacQueen when did the board decide to add the two alternates since the board had discussed this at length and decided they didn't need the additional members. Chairman MacQueen said the new mayor decided to appoint the alternates and in the event there were any absentees there would be coverage and wanted new people on the board. Mr. Piazza asked Mayor Wunder why he overruled the board since it was their wish not to add any additional members. Mr. Wunder said it needed to be done. Mr. Piazza said he has been on the Township Committee for a long time and Mayors before him have always worked with the Planning Board and Board of Adjustment. Mr. Piazza said all time he has spent as a board member and when Mayor has always respected their wishes along with Mayors before him and felt this was a step backwards.

Chairman MacQueen acknowledged Mr. Casale from the public. Mr. Casale asked about the Cell Tower application that had been before the Planning Board and wanted to know what triggered the applicant now going to the Board of Adjustment. Attorney Gallina explained that the Board of Adjustment application is at a different site. The applicant has decided to keep their application active with the Planning Board at their other site until they see how things go at the Board of Adjustment. The applicant can do this in the event they chose to come back to the Planning Board. Mr. Casale asked if this new application was just for a height variance. Attorney Gallina said the applicant also needs a use variance since they are looking to have two principal uses on the property and it is also located in a residential zone.

Chairman MacQueen noted the attorney for Gen Psych has arrived and the board will proceed with the completeness/waiver review.

**COMPLETENESS/WAIVERS & SET A PUBLIC HEARING DATE:**

Gen Psych, P.C.	Block # 43      Lot #1.01
Conditional Use/Site Plan/Variance	Route 513 & Trimmer Road      15

Engineer Risse was asked to go through the checklist items for completeness and waivers. Engineer Risse said this application is for an inpatient hospital facility located at the intersection of Trimmer Road and Route 513. The building on the property is presently empty. The applicant is looking to refurbish the building, do landscaping, lighting and provide ADA to the building. The applicant is asking for 18 waivers. **Items 13 & 14** – waivers for completeness only and can be a condition of any approvals, **Item #15** – completeness only and if something comes up during the public hearing, the applicant can address at that

