

**REORGANIZATION/REGULAR MEETING**

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

**January 13, 2015**

The 887<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:06 p.m. by Board Clerk Ms. Glashoff. Present were: Mr. Milkowski, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Mr. MacQueen, Ms. Bleck, Mr. Weiler, Mr. McKee, 1<sup>st</sup> Alternate Gerlich, 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 will hold their Reorganization Meeting on January 13, 2015 at 7:00 p.m. If meeting is cancelled due to inclement weather the Planning Board will meet on January 20, 2015. At the conclusion of the Reorganization portion of the Meeting, the Planning Board will conduct Regular Board Business. Notice of this Meeting was published in the Hunterdon Review on December 24, 2014. 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 7, 2015.

At this time, Ms. Glashoff asked Attorney Gallina to swear in those members listed below.

**SWEAR IN:**

Mayor	Class I	1 Year Term
Vacant	Class II	1 Year Term
Committeeman	Class III	1 Year Term
Joshua Rich	Class IV	4 Year Term
Art Gerlich, Alternate I	Class IV	2 Year Term

**Congratulation to those members reappointed.**

**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. Unanimously approved. Motion by Ms. Bleck and seconded by Mr. McKee to close the nominations. Unanimously approved. Congratulations Mr. MacQueen

**NOMINATIONS FOR VICE CHAIR:**

Chairman MacQueen asked for a motion for Vice Chair. Motion by Mr. Schmidt and seconded by Mr. Weiler to nominate Ms. Bleck as Vice Chair. Unanimously approved. Motion by Mr. Rich and seconded by Mr. Gerlich to close nominations. Unanimously approved. Congratulations Ms. Bleck

**NOMINATIONS FOR SECRETARY:**

Motion by Mr. Schmidt and seconded by Ms. Bleck to nominate Mr. Gerlich as secretary. Unanimously approved. Motion by Mr. Rich and seconded by Ms. Bleck to close nominations. Unanimously approved.

**NOMINATIONS FOR ASSISTANT SECRETARY:**

Motion by Mr. McKee and seconded by Mr. Rich to nominate Mr. Weiler as assistant secretary. Unanimously approved. Motion by Mr. Gerlich and seconded by Ms. Bleck to close nominations. Unanimously approved.

**APPOINTMENTS:**

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

Chairman MacQueen read to the public the list of appointments and asked if the board wanted to vote on them individually or as one. The consensus was one motion. Motion Mr. Piasecki and seconded by Mr. Bleck to appoint all those listed. Unanimously approved.



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Attorney Visconi said that with him this evening was Ms. Vandergard, Regional Mgr. from the NJ Conservation Foundation. Attorney Visconi explained to the board why they need an extension of time to file the deeds. Attorney Visconi said the deeds have been drafted and have been submitted to the Board's Attorney and Engineer for review and approval. Attorney Gallina responded yes regarding the approval of the deeds. The applicant and property owner have agreed in principal to all terms of the transaction. The problem is there's a mortgage on the property held by TD Bank.

Attorney Gallina explained to the board the process regarding having part of the mortgage released which the bank will give you the amount to have part of the property released and this can be very time consuming. Attorney Visconi said he is asking for a 6 month extension of time and requested to have it extended to June 30<sup>th</sup> and hopes this can all be resolved within having to ask for another extension. Attorney Gallina said the MLUL allows for the extension with good cause. The board decided this was a reasonable request under the circumstances. Chairman MacQueen asked for a motion. Motion by Ms. Bleck and seconded by Mr. Piasecki to grant an extension of time to June 30, 2015.

**ROLL CALL**      **Yes:** Mr. Milkowski      Mr. MacQueen      **Abstain:** Mr. Skidmore  
                         Mr. Schmidt              Ms. Bleck  
                         Mr. Gerlich              Mr. Weiler  
                         Mr. Piasecki             Mr. McKee  
                         Mr. Rich

**Attorney Gallina will prepare Resolution to be on the Agenda of February 3, 2015.**

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.      \$ 725.00  
b. Michael Bolan, PP      \$1,562.00  
**Total:      \$2,287.00**

Ms. Glashoff noted since the Bill Report wasn't in their packets, it is on the table with the Agenda Addendum. The addendum was to include Planner Bolan's voucher for \$1,704.00. The Bill Report has all the bills for approval/ payment included. The new grand total is \$3,991.00. Mr. Gerlich reviewed the bills and recommended approval. Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as amended. Unanimously approved.

**CORRESPONDENCE:**

- a. Law of the Land Articles
- b. Info from H.C. Planning Board re: Sturbridge Estates
- c. H.C. Economic Development Plan
- d. N. J. Planner

During the review of the correspondence, Mr. Milkowski made note of a New Jersey article regarding Bridgewater Township settling a RLUIPA Lawsuit with an Al Falah Center's proposal to construct a mosque. The Township denied the proposal which was a violation of the Religious Land Use & Institutional Persons Act. The settlement was to relocate the mosque with Bridgewater purchasing 15 acres for 2.75 million and the insurance company covering the balance of 5 million dollars as part of the settlement.

**OPEN TO THE PUBLIC**      No public present

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Milkowski to adjourn the meeting at 7:37 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**