

REORGANIZATION & BUSINESS MEETING

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

January 14, 2014

The 877th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:02 p.m. by Board Clerk Ms. Glashoff. Present were: Mr. Milkowski, Mr. Laul, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Mr. MacQueen, Ms. Bleck, Mr. Weiler, Mr. McKee, 1st Alternate Gerlich, 2nd 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 14, 2014 at 7:00 p.m. At the conclusion of 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 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 8, 2014.

SWEAR IN:

Tom McKee, Mayor	Class I	1 Year Term
Marc Laul	Class II	1 Year Term
Ron Milkowski, Committeeman	Class III	1 Year Term
Gary MacQueen	Class IV	4 Year Term
Rick Weiler	Class IV	4 Year Term
Darryl Schmidt	Class IV	4 Year Term
Chris Piasecki	Class IV	4 Year Term
Art Gerlich, Alternate I	Class IV	2 Year Unexpired Term (2014)
E.J. Skidmore, Alternate II	Class IV	2 Year Term

Ms. Glashoff asked Attorney Gallina to do the honors to swear everyone in. Congratulations to all.

NOMINATIONS FOR CHAIRMAN:

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

Congratulations to Mr. MacQueen. Chairman MacQueen took over the meeting at this time.

NOMINATIONS FOR VICE CHAIR:

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

NOMINATIONS FOR SECRETARY:

Chairman MacQueen asked for nominations for Board Secretary. Motion by Mr. Schmidt and seconded by Ms. Bleck to appoint Mr. Gerlich to serve again as Secretary. Unanimously approved.

NOMINATIONS FOR ASSISTANT SECRETARY:

Chairman MacQueen asked for nominations for Assistant Board Secretary. Motion by Ms. Bleck and seconded by Mr. Rich to appoint Mr. Weiler as Assistant Board Secretary. Unanimously approved.

APPOINTMENTS:

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

Motion by Mr. Gerlich and seconded by Mr. Piasecki to appoint all of the approve listed names to serve for the 2014 calendar year. Unanimously approved.

ADOPT RESOLUTIONS:

a. Authorizing Agreement for Professional Services

Motion by Ms. Bleck and seconded by Mr. Schmidt to adopt the Agreement for Professional Services. Unanimously approved.

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b. Annual Notice Schedule 2014

Ms. Glashoff noted that she puts in the Hunterdon Review the list of meeting dates for the year, not the actual Notice Schedule and does this for both boards. Motion by Mr. Rich and seconded by Mr. Laul to adopt the Notice Schedule for 2014. Unanimously approved.

ADOPT RESOLUTION FOR PROFESSIONALS ON PAY TO PLAY:

Motion by Mr. Gerlich and seconded by Mr. Piasecki 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. (Bayer/Risse Engrs.)
- d. Mark Blount, Esq (Alternate Attorney).
- e. James Kyle, PP (Alternate Planner)
- f. Jess Symonds, Engr. (Alternate Engineer)

Ms. Glashoff reviewed for the board the contracts noting that Bayer/Risse Engineering increased 2% also that the only contract she didn't receive was from Engineer Symonds. Motion by Mr. Schmidt and seconded by Mr. Rich to approve all the contracts except Mr. Symonds. Unanimously approved.

APPOINT APPLICATION REVIEW COMMITTEE:

Motion by Mr. Schmidt and seconded by Mr. Gerlich to appoint the following board members to the review committee: Ms. Bleck, Mr. Rich, Mr. Weiler and Mr. Piasecki. Unanimously approved.

PRESENTATION OF MINUTES: November 5, 2013 Regular Meeting

Motion by Ms. Bleck and seconded by Mr. McKee to approve the minutes of the Regular Meeting as presented. Unanimously approved.

November 5, 2013 Executive Session

Motion by Ms. Bleck and seconded by Mr. McKee to approve the minutes of the Executive Session as presented. Unanimously approved.

UNFINISHED BUSINESS:

Muller Toyota	Block #3	Lot #5.01
Rellum Realty, LLP	Route 31	B2
P.O. Box 5000		
Clinton, N.J. 07931		

**CONTINUATION OF A PUBLIC HEARING Preliminary/Final Site Plan/Variance
(Letter from Attorney)**

Ms. Glashoff read into the record both letters received by Attorney Winter. The first letter granted an extension of time to March 31, 2014 and asked to be placed on the agenda for March 4, 2014. Since the December 10, 2013 meeting was cancelled due to inclement weather, the letter requesting to be placed on the January 14, 2014 meeting was not read into the record and Attorney Winter asked that the letter of October 25, 2013 be read. Attorney Gallina announced that the Public Hearing on Muller Toyota has been rescheduled for March 4, 2014 at 7:00 p.m. No further notice will be given.

ITEM FOR DISCUSSION:

a. Ordinance amendment to eliminate one meeting before escrow is charged.

Attorney Gallina reviewed for the board the revisions to the ordinance. Mr. Rich stated that he did not see the need to eliminate the one free meeting to the applicants. Mr. Milkowski concurred and asked about when an applicant comes in to the board for completeness would they have to pay for our professionals at the meeting. Attorney Gallina said no, it would only apply to formal applications. Mr. Milkowski asked about applicants that come before the board informally. Attorney Gallina said the applicant is not charged for the professional's time at the meeting only for review by the professionals. The board discussed this issue at length and decided to keep the 1 free meeting in the ordinance. The board also discussed the time frame of notifying Ms. Glashoff if an extension of time is needed and decided to revise the wording to state, Board Clerk to be notified no later than Noon the Friday before the meeting by Fax or in writing. Emails will not be accepted. Motion by Mr. Piasecki and seconded by Ms. Bleck to keep the one free meeting in

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the ordinance and amend the wording for notifying the Board Clerk. Unanimously approved.

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$ 616.25
b. Michael Bolan, PP	\$ 2,099.55
c. Bayer/Risse Engrs.	\$ 312.50
Sub-total:	\$3,028.30
d. Gail Glashoff/Luncheon/Seminar	\$ 29.00
Total:	\$3,057.30

Ms. Glashoff noted there was one additional bill that was placed on an Agenda Addendum from Attorney Gallina in the amount of \$217.50 which will bring the grand total to \$3,274.80. Mr. Gerlich informed the board that all the bills are in order and made a motion to approve the bills as amended. Mr. Rich seconded the motion. Unanimously approved.

CORRESPONDENCE:

- a. NJPO Newsletter
- b. Law of the Land Article
- c. NJ League Article re: Cell Towers
- d. Letter to Mayors from Bill Dressel re: Cell Towers
- e. Assembly Bill #3713
- f. Law of the Land Article re: Affordable Housing

OPEN TO THE PUBLIC No public comments.

Being no further business to come before the board, nor comments from the public, motion by Mr. Rich and seconded by Ms. Bleck to adjourn the meeting at 7:50 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK