

REGULAR MEETING

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

September 18, 2018

The 917th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:07 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Duckworth, Mr. Darryl Schmidt, Mr. Piasecki, Mr. Rich, Mr. Weiler, Mayor Schmidt, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan & Engineer Risse. **Excused:** Ms. Bleck.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 16, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on September 11, 2018.

PRESENTATION OF MINUTES: August 7, 2018 Regular Meeting

Motion by Mr. Piasecki and seconded by Mr. Weiler to approve the minutes as presented. Unanimously approved.

ANNOUNCEMENT:

Our PB & ZBA attorney John Gallina has been given the honor of Outstanding Professionalism of the year by the Hunterdon County Bar Association. Congratulations to John.

NEW BUSINESS:

Ridgewood YMCA/Camp Bernie	Block #56 Lot #9
112 Oak St.	327 Turkey Top Road RC 7½
Ridgewood, N.J. 07450	

PUBLIC HEARING Conditional Use/Site Plan - For a 40 x 60 Pavilion Building

Attorney Spencer Rockwell was present and made a presentation to board. Attorney Rockwell stated that Camp Bernie has been operating in Lebanon Township since 1957. Camps are a conditional use in residential zones. At this point, Attorney Gallina informed the board and applicant that all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Affidavit of Proof of Service, **A2**-Certified List & Utilities, **A3**- POD Slips, **A4**-Publication in the Hunterdon Review.

Attorney Gallina had Engineer Skot Koenig from Lapatka Associates sworn in to give testimony. The following item was marked into evidence: **A5**-Site Plan pages 1&2 dated May 1, 2018 and revised August 28, 2018 per Board Engineer Risse's report. Engineer Koenig reviewed for the board, the proposed Site

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Plan. The property is approximately 240 acres. Engineer Koenig stated the new pavilion will be 40x60 which brings the square footage over the limit by 1900 sq. feet. At this point Chairman MacQueen asked if the board had any questions. Darryl Schmidt and Planner Bolan had a couple of questions. Engineer Koenig continued with his testimony and went to the second sheet of the Site Plan stating that everything marked in blue shows the clustering of buildings, green tones are vegetated areas, orange tones are concrete surfaces, grey areas are parking areas with some being paved, brown represents buildings on the site. The following was marked into evidence: **A6-** Rendering of the proposed Pavilion showing the two pads, one 20' wide x 34' long and the other 18' wide x 50 long. Engineer Risse asked about the pads because the information would be needed for the Highlands Exemption. Planner Bolan informed the board that the applicant will need an exemption because of the extra 1900 square foot being proposed. Planner Bolan asked that the applicant go through the Conditional Use standards. Attorney Rockwell went over the Conditional Use standards for the board. It was noted that the applicant met the criteria for the Conditional Use. Chairman MacQueen asked if the board had any questions. There were none. When opened to the public for questions. There were none.

Attorney Rockwell had Peter R. Wells, Architect sworn in to give testimony. Mr. Wells reviewed for the board the Architectural Planning Drawings. The following was marked into evidence: **A7-** Planning Drawings for proposed Pavilion prepared May 11, 2018 with no revisions. At the conclusion of Mr. Wells's testimony, Chairman MacQueen asked if the board had any questions. Mr. Rich asked if there would be footings. Mr. Wells said yes. There were no other questions from the board. The following was marked into evidence: **A8-** Color rendering of the Pavilion. Mr. Wells stated that the Camp is looking for a financial donor for the Pavilion.

Attorney Rockwell had Julia Jester sworn in to give testimony. Ms. Jester said she is the senior program director and said they are looking to offer more indoor options for the campers when there is inclement weather so they will have activities to do and not have to go back to their cabins with nothing to do. At the conclusion of Ms. Jester's testimony, Chairman MacQueen asked if the board had any questions. Mayor Schmidt asked how many campers do you have during the summer and other times of the year. Ms. Jester said during the summer season they have up to 300 campers. Chairman MacQueen asked the daytime summer hours. Ms. Jester said they have about 150 day campers and they are there from 7:00 a.m. to 6:00 p.m. The number of overnight campers are about the same 150. Mayor Schmidt asked about the other times of the year. Ms. Jester said they have campers on the weekends even during the winter months and also school trips during the year. Mr. Rich asked where do all the children come from that attend the camp. Ms. Jester said from local areas. Mr. Piasecki said he has been to Camp Bernie during the peak season and it is very well run, managed and organized. Mr. Duckworth said he son had a great time there this summer and said, keep up the good work.

Chairman MacQueen opened the hearing to the public for questions. There were none. Chairman MacQueen opened the hearing to the public for statements and comments. There were none. Attorney Rockwell gave a brief summary at this time. Chairman MacQueen asked for a motion to close the public

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hearing. Motion by Darryl Schmidt and seconded by Ms. Koehler to close the public portion of the hearing. Unanimously approved. Chairman MacQueen asked if Engineer Risse had any comments. The answer was no. Chairman MacQueen asked if Planner Bolan had any comments. The answer was no. The board deliberated at this time. The board said they support this project and wished Camp Bernie well. Planner Bolan noted that he had been contacted by the Highlands since they had been noticed for the public hearing. Planner Bolan informed the board they will be filing an application for Exemption #4. Exemption #4 lets you increase the impervious coverage by 25% which is a quarter of an acre and they will be increasing the impervious coverage by 1900 square feet which makes them qualify for the exemption. Chairman MacQueen noted they will be complying with all our ordinances including our lighting ordinance.

At the conclusion of the board's deliberations, Chairman MacQueen asked for a motion. Motion by Mr. Rich and seconded by Ms. Koehler to grant Conditional Use, Preliminary & Final Site Plan with the following conditions:

- a. The applicant shall obtain all other necessary approvals from all other agencies having jurisdiction in this matter, including but not limited to the Highlands exemption.
- b. The applicant shall pay all necessary fees, property taxes paid to date and escrow payments regarding the application.

ROLL CALL	Yes: Ms. Koehler	Mr. Rich	Absent: Ms. Bleck
	Mr. Duckworth	Mr. MacQueen	Abstain: Mr. Skidmore
	Mr. D. Schmidt	Mr. Weiler	
	Mr. Gerlich	Mayor Schmidt	
	Mr. Piasecki		

Attorney Gallina will prepare the Resolution to be on the next Agenda of October 16, 2018.

PRESENTATION OF BILLS & REPORT:

- | | |
|--------------------------------|-------------------|
| a. John Gallina, Esq. | \$ 562.50 |
| b. Michael Bolan, PP | \$ 675.00 |
| c. Bayer/Risse Engrs. | \$1,170.00 |
| d. H.C.P.Z.A. Luncheon/Seminar | \$ 30.00 |
| Total: | \$2,437.50 |

Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills for payment. Unanimously approved.

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Chairman MacQueen informed the board that Planner Bolan will be retiring at the end of 2018. Planner Bolan has been with Lebanon Township for 30 years. Serving the Township Committee and both Planning and Zoning Boards. The board discussed who his replacement would be. Planner Bolan made a recommendation for his replacement and the board asked Planner Bolan to contact the person see if they would be interested in taking on Lebanon Township.

Being no further business to come before the board, nor comments from the public, motion by Mr. Rich and seconded by Mr. Weiler to adjourn the meeting at 8:00 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK