REGULAR MEETING

Lebanon Township Planning Board **March 6, 2012**
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

The 852nd Regular Meeting of the Lebanon Township Planning Board was called to order at 7:04 p.m by Chairman Gary MacQueen. Present were: Mr. Milkowski, Mr. Schmidt, Mr. Gerlich, Ms. Bleck, Mr. Weiler, 1st Alternate Laul, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. Mr. Wunder arrived at 7:18 p.m. **Excused:** Mr. Rich & Mr. Piasecki.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 10, 2012, 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 February 29, 2012.

UNFINISHED BUSINESS:

New Cingular Wireless Block #12 Lot #45.05
340 Mt. Kemble Ave Route 513 B1
Morristown, N.J. 07902

CONTINUATION OF A PUBLIC HEARING Conditional Use/Site Plan/Variances
(Letter from Attorney Fairweather)

Attorney Gallina informed the board that Attorney Fairweather had sent a letter to Ms. Glashoff asking for an extension of time. Attorney Gallina read the letter into the record and announced that the application of New Cingular Wireless will be carried to the next regular meeting on April 3, 2012. No further notice will be given.

RESOLUTION: Extension of Time

New Cingular Wireless Block #12 Lot #45.05
Conditional Use/Site Plan/Variances

Motion by Ms. Bleck and seconded by Mr. Schmidt to approve the Resolution granting an extension of time to May 31, 2012 with the application being heard on May 1, 2012.

ROLL CALL	**Yes**:		**Absent:**
	Mr. Milkowski	Mr. MacQueen	Mr. Rich
	Mr. Schmidt	Ms. Bleck	Mr. Piasecki
	Mr. Laul	Mr. Weiler	Mr. Wunder
	Mr. Gerlich	Mr. Skidmore	

INFORMAL:

Muller Toyota Block #3 Lot #5.01
c/o William Muller Route 31 B2
2017 Highway Route 31
Glen Gardner, N.J. 08826

Discuss demolition of the current buildings on the property and discuss the proposal of a new Parts & Service Department Building at the old Rudl Fence site.

Engineer Joe Modzelewski of Hatch Mott MacDonald was present to represent Muller Toyota. Engineer Modzelewski said the property in question is across the road from Muller Toyota which is the Rudl Fence property consisting of 6 acres. There is a JCP&L easement on the property. Muller Toyota at their present site doesn't have the room to expand. Engineer Modzelewski said they would like to have their Parts & Service Department Building across the road along with vehicle inventory. They have filed with the Highlands for an exemption for redevelopment and were approved. They have filed with the D.O.T. They will be reducing the impervious coverage from what is presently on the site. The plan is to have one entrance and one exit to the property. Also, they plan on leaving the existing gravel drive for emergency access. At the conclusion of Engineer Modzelewski's presentation, Chairman MacQueen asked if the board had questions. There were questions regarding landscaping, access, signage and lighting. At the conclusion of the board's questions, Chairman MacQueen said he hoped the comments were helpful. Engineer Modzelewski thanked the board for their input.

ITEM FOR DISCUSSION:

a. Highlands – Planner Bolan

Planner Bolan passed out to the board his memos on the Mapping Standards and the Guide to Draft Lebanon Township Highlands Area Land Use Ordinance. Planner Bolan said during the board's discussion at the February 28th meeting regarding the Mapping Standards, the questions that arose were how some of the maps were developed by the Highlands Council in particularly the Agricultural Resources Area, Forest Resources Area and the Contaminated Sites maps. Planner Bolan said per the board's request, he contacted the Highlands staff, asking several questions along with concerns regarding the Agricultural Resource

Area. Planner Bolan then proceeded to ask them questions on the Forest Resource Area. The Highlands Staff referred him to the Council's Planning & GIS Departments for them to explain the modeling and derivations for the delineation and that there is a process for changing the maps. Planner Bolan said with the Contaminated Sites Inventory he requested a list of sites as the ERI indicates that awareness of sites is a first step and our awareness would be enhanced if we knew what the sites were. At the conclusion of the board's discussion on the mapping, Planner Bolan was instructed to send a letter to the Highlands Staff indentifying the problems on the maps and requesting an explanation as to how the maps and inventory were derived.

Before discussing the second memo, Planner Bolan asked the board if there were any further comments or changes to the draft Highlands Master Plan Element since the board will be holding a public hearing on the Master Plan Element on April 3rd. The board had no further comments or revisions and agreed to proceed with the public hearing on April 3rd.

Planner Bolan reviewed for the board the second memo on the preparation of the Lebanon Township Highlands Area Land Use Ordinance. Planner Bolan outlined the relevant sections of the draft along with their content and significance. The sections that were covered were Steep Slopes, Critical Habitats, Open Waters & Riparian Resources, Carbonate Rock, Water Conservation & Deficit Mitigation, Agricultural Resources & Land Management. Planner Bolan said at the conclusion of the public hearing at the next meeting, he would like to focus on the Highlands Area Resource Regulations that are found on pages 39-69 of the draft ordinance.

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq. $616.25 – Review memo from Planner Bolan & draft of Highlands Master Plan/Environmental Inventory

Attorney Gallina had additional bills for approval totaling **$1,990.00** bringing the grand total to **$2,606.25.** Motion by Mr. Gerlich and seconded by Ms. Bleck to approve the bills as presented. Unanimously approved.

CORRESPONDENCE: a. Law of the Land Articles

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Laul to adjourn the meeting at 8:20 p.m. Unanimously approved.

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CHAIRMAN GARY MACQUEEN

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KIMBERLY JACOBUS, ACTING BOARD CLERK

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Minutes prepared by Gail W. Glashoff, Planning Board Clerk