

REGULAR MEETING

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

June 15, 2021

The 936th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Duckworth, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Abuchowski, Attorney Gallina & Engineer Bayer. **Excused:** Mr. Weiler & Mr. Skidmore.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on March 2, 2021, 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 June 8, 2021.

PRESENTATION OF MINUTES: May 4, 2021 PB & TC Joint Meeting

Ms. Koehler said she had a few amendments to make to the minutes and went over with the board the amendments. Motion by Mr. Schmidt and seconded by Mr. Rich to approve the minutes as amended. Unanimously approved.

NEW BUSINESS:

Brookside Farms Block #7 Lot #3
Greg DeStefano Route 31 B2 Zone
2027 Route 31
Glen Gardner, N.J. 08826

PUBLIC HEARING Minor Site Plan /Bulk Variances
Report - Engr. Bayer

Letter from Lanza & Lanza requesting to reschedule Public Hearing.

Ms. Glashoff received and read into the record a letter dated June 11, 2021 from Lanza and Lanza requesting to have this hearing adjourned until Tuesday July 27, 2021 at 7:00 p.m. Attorney Gallina announced to the public regarding the rescheduling of the Public Hearing of Greg DeStefano to July 27, 2021 with no further notice given. Motion by Ms. Koehler and seconded by Ms. Bleck to approve the rescheduling of the application of Greg DeStefano. Unanimously approved.

HOME OCCUPATION REVIEW PER SECTION 400:37-6(b) 2

Thomas Baumann Block #67 Lot #2.04
Baumann & Son, LLC Plumbing & Heating Red Mill Road R5

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The board reviewed and discussed the application of Thomas Baumann for a Home Occupation per Section 400:37-6(b)2 and found that the request met the criteria. Motion by Ms. Koehler and seconded by Mr. Abuchowski to approve the application for a Home Occupation and to have Ms. Glashoff refer the application back to the Zoning Officer. Unanimously approved.

ITEMS FOR DISCUSSION:

a. Escrow Agreement Revised

Ms. Glashoff stated that the board had asked Attorney Gallina to tweak the agreement and also increase the balance requirement from 35% to 50% in the agreement. Attorney Gallina reviewed the MLUL regarding Escrows and made some changes/updates to the agreement which was needed. Ms. Glashoff said in reviewing Section 9 Return of Escrow Balances, Attorney Gallina added the Board Clerk and Board Secretary which was not in that Section under the MLUL. Ms. Glashoff said that in the law it doesn't say anything about having someone else involved with the escrow bills. Ms. Glashoff stated that there are other municipalities that have someone in Planning & Zoning involved with the escrow process and said that she has been involved with the escrows since its inception. At the conclusion of the board's discussion, Chairman MacQueen asked for a motion to approve the agreement. Motion by Mr. Abuchowski and seconded by Ms. Bleck to approve the revised Escrow Agreement and send to the Township Committee for Introduction and Public Hearing. Unanimously approved.

b. Application Fees

Chairman MacQueen asked if everyone had a chance to review the proposed fee increases from Mayor Schmidt and Ms. Glashoff. Ms. Glashoff stated that after the May 4th meeting the Mayor went over the fees with proposals and contacted her to sit down and go over the figures. What everyone has in front of them is the new proposed fee increases. After a brief discussion, motion by Ms. Bleck and seconded by Mr. Duckworth approve the proposed amended fee schedule and forward to the Township Committee for Introduction and Public Hearing. Unanimously approved.

c. Lighting Ordinance Update – Bev, Abe, Josh

Ms. Koehler said that at the Township Committee the decision was that this would not fall under police powers but land use and should come back to the Planning Board. Ms. Koehler said the Committee feels that this is in the right place as of now. Ms. Koehler asked if once the sub-committee is ready do you want it to come back to the Planning Board before going to the Committee. Chairman MacQueen said yes so the board can look it over and also to have the Planner review it. Ms. Glashoff said the next Planning Board meeting will be on July 27th.

