

**REGULAR MEETING**

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

**August 7, 2018**

The 916<sup>th</sup> 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. Darryl Schmidt, Mr. Piasecki, Ms. Bleck, Mr. Weiler, Mayor Schmidt, 1<sup>st</sup> Alternate Gerlich, 2<sup>nd</sup> Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. Excused: Mr. Rich & Mr. Duckworth.

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 July 31, 2018.

**PRESENTATION OF MINUTES:** July 17, 2018 Regular Meeting

Motion by Ms. Bleck and seconded by Ms. Koehler to approve the minutes as presented. Unanimously approved.

**COMPLETENESS/WAIVERS/SET PUBLIC HEARING DATE:**

- |                           |                 |        |
|---------------------------|-----------------|--------|
| a. Camp Bernie            | Block #56       | Lot #9 |
| Conditional Use/Site Plan | Turkey Top Road | RC 7½  |

Attorney Spencer Altrell and Engineer Skot Koeing were present to discuss completeness and requested waivers regarding Camp Bernie. Chairman MacQueen asked Engineer Risse to go over the items in his report. **Items #13 & #14**– Engineers estimate of site improvements, applicant requesting waivers based on the deminimus nature of application. Applicant should provide estimate of the deminimus improvements on both Items. **Items #18 & 19** – a digital copy of the plan in a format approved by the Board Engineer and deed descriptions including metes and bounds for all easements and ROW. Applicant requests a waiver based on the deminimus nature of the application. **Item #18** – applicant should provide a PDF of the site plan to eliminate the waiver. **Item #19** – Deed descriptions including metes and bounds for all ROW and easements. Recommend for completeness only. **Item #25** – Map scale not less than 1” = 100’ showing entire lot. Waiver requested due to size of lot. Map drawn at 1’ = 200’ and is considered legible for this application. **Item #37** – location of existing structures and within 100’ of property. Applicant requesting a partial waiver based on the nature of the application. Applicant to provide justification to Board at completeness hearing. **Item #39** – Dimensional ties from existing structures to property line. A partial waiver required due to the number of existing structures on site. Recommend partial waiver. **Item #42**-existing wells and septic systems on property and within 100’ of property. Pavilion does not impact septic systems or wells, recommend waiver. **Item #43** – location of flood hazard areas, wooded areas & ROWs. Pavilion to be constructed over prior disturbed land. Recommend waiver. **Item #44** – copies of all easements, covenants and deed restrictions. Applicant should certify that pavilion is not in violation of any restrictions to justify waiver. **Item #45** – Environmental Inventory Plan. Applicant is requesting a waiver. Recommend waiver. **Item #46**- Fire

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Protection System. Waiver requested based on the deminimus nature. Applicant to provide written confirmation from the Fire Chief that an alternate water source is available. **Item #47** - use of existing and proposed buildings by floor area. Partial waiver requested due to number of existing buildings. Floor area provided for proposed pavilion. Recommend Waiver. **Item #54** – Incomplete, gravel & concrete pad details not provided. **Item #55** – Incomplete, solid waste storage facility location not shown, **Item #57** – landscaping plan, waiver requested, recommend waiver. **Item #58** – Lighting Plan, incomplete, no fixture specifications provided on plan, **Item #71** – As built drawings – waiver required for completeness. As-built drawing should be required as a condition of approval. **Item #72** – photographs of premises, applicant should consider providing photographers of the pavilion area to aid board in understanding the nature of the proposal. At the conclusion of the board’s discussion and recommendations from Engineer Risse, motion by Mr. Piasecki and seconded by Mr. Darryl Schmidt to deem the application complete including the recommendations from Engineer Risse and set a public hearing date for September 18, 2018 at 7:00 p.m.

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

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.                      \$1,050.00

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

Received an article on Preserved Lands dated June 22, 2018 from Committee-woman Bev Koehler.

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. D. Schmidt to adjourn the meeting at 7:18 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**KIM JACOBUS, ACTING PLANNING BOARD CLERK**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**  
**Minutes prepared by Board Clerk**