

Lebanon Township Planning Board**August 17, 2021****Page 2**

Mr. Edwards provided an overview of his farm operation where he runs a CSA (Community Supported Agriculture) and raises chickens and hogs. For 20 weeks out of the year, he offers a vegetable box to his subscribers who pick up their box every Friday between 1-6PM. He currently has 40 subscribers and plans to offer 100 subscriptions in 2022.

When asked by Ms. Koehler the nature of the complaint, Mr. Edwards said a complaint was raised about his hoop tunnel location, its unsightliness and it being in the front yard setback. In addition, a complaint was made regarding the unsightliness of his IBC irrigation tote containers. Attorney Gallina stated the hoop tunnel should be kept within the proper setback and referred to the Township's "Right to Farm" ordinance regarding aesthetics and the complaint. Attorney Gallina also stated that roadside stands are permitted as a conditional use in the RC Zone and therefore it is advised that Mr. Edwards provide the Board with a site plan for conditional use. If all the requirements cannot be satisfied, Mr. Edwards can go to the Board of Adjustment for a conditional use variance.

Engineer Bayer stated his concern regarding the distance between the two driveways. He suggested an operational plan would be helpful to see how people will proceed through the property.

It was advised that the applicant hire an engineer to prepare the site plan and upon completion of the appropriate paperwork and completeness hearing, will be given a hearing date.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$975.00
b. Jim Kyle, PP	\$795.20
Total:	\$1,770.20

Motion by Mr. Weiler and seconded by Ms. Bleck to approve the bills as presented. Unanimously approved.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:51PM with a motion by Ms. Bleck and seconded by Ms. Koehler. All were in favor.

GARY MACQUEEN, CHAIRMAN

MARIA NACCARATO, ACTING PLANNING BOARD CLERK