

Lebanon Township Planning Board

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barn and several sheds. The applicant proposes to subdivide the property creating one new lot with lands remaining. Attorney Apgar said the new lot will be 5 acres with frontage on Mt. Airy Road with the remaining lands with the house and buildings will be on 4.826 acres which is slightly undersized in the R5 zone. The remaining land needs variance since it doesn't meet the requirements for the R5 zone. Attorney Apgar noted that this application was previously before the board back in September, 2004. Unfortunately the deeds were never filed in a timely manner to be perfected. Mr. Pennisi came before the board back in August of 2006 and was granted an extension of 180 days to file the deeds and then again in December 2015 and was denied since the applicant did not demonstrated sufficient reason for an additional extension.

Mr. Pennisi was questioned regarding the 4 sheds on the property which do not comply with the setback requirements. Mr. Pennisi stated he got permits to install the sheds. Mr. Pennisi said he could move the sheds to be within the building envelope except for the wood shed since it is placed on footings. Mr. Pennisi informed the board that he contacted his neighbor to buy additional land to make the new lot conforming and his neighbor was not interested in selling the small portion that he would need.

At this time, Attorney Apgar had Engineer Hill give his testimony. Engineer Hill stated that if the setback for the sheds was measured from the original lot lines, the sheds would be conforming. Since the ROW grant, the sheds numbered on the plan as #1, 3 & 4 are now slightly nonconforming as to front yard setback which will now need bulk variances. Since the lot is a corner lot then the front yard setbacks for both Mt. Airy & Anthony Roads are required. The sheds are not visible from the road and are shielded by woods on both roads.

At the conclusion of the testimony, Chairman MacQueen opened the hearing to the public. There was no public present. Motion by Ms. Bleck and seconded by Ms. Koehler to close the public portion of the hearing. Unanimously approved. Attorney Apgar gave his summation. The board deliberated at this time. The board found that the benefits in granting the bulk variance will substantially outweigh any detriments also without substantial detriment to the public good or zone plan/zoning ordinance. Chairman MacQueen asked for a motion to grant the minor subdivision & bulk variances. Motion by Mr. Rich and seconded by Mr. Piasecki to grant the minor subdivision & Bulk Variances with the following conditions:

- a. The applicant will obtain all other necessary approvals from all outside agencies having jurisdiction including but not limited to the Highlands Preservation Area.
- b. The applicant shall pay all necessary fees and escrows payable with this application. The escrow account will have a positive balance until all conditions have been satisfied and charges paid.
- c. The applicant shall provide the appropriate subdivision deeds for review and approval by the Board Attorney and Board Engineer.
- d. The applicant shall grant a ROW easement to the Township of Lebanon that extends 25' from the centerline of Anthony & Mt. Airy Roads.

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- d. (cont'd) The easement shall be submitted for review and approval by Board Attorney and Board Engineer.
- e. The applicant shall grant a 30' by 100' sight triangle easement ROW easement to the Township of Lebanon at the intersection of Mt. Airy Road & Anthony Road. The easement shall be submitted for review and approval by the Board Attorney and Board Engineer.

ROLL CALL	Yes: Ms. Koehler	Mr. MacQueen	Absent: Mr. Duckworth
	Mr. Rich	Ms. Bleck	Mr. Schmidt
	Mr. Piasecki	Mr. Wunder	Mr. Weiler
			Mr. Skidmore

Attorney Gallina will prepare the Resolution to be on the next Agenda of October 20, 2020.

ITEM FOR DISCUSSION:

- a. Amend Checklist

Chairman MacQueen asked Engineer Risse regarding his report on the amendment to the Checklist and asked him to introduce the young with him this evening. Engineer Risse said that Casey Kozoh who has been hired by Bayer/Risse Engrs. as an Engineer in Training. Engineer Risse said that Casey will be replacing him at Bayer Engrs. Engineer Risse stated that he will be available over the next year to help Casey. The Planning Board welcomed Casey.

Engineer Risse stated that the Township has an ordinance regarding the Highlands and that we put in our Resolutions as a condition for both boards that the applicant has to get Highlands approval. The board discussed this issue. At the conclusion of the board's discussion, Chairman MacQueen if the board needs to vote on this amendment. Engineer Risse said yes and that he will customize it for Lebanon Township. Chairman MacQueen asked for a motion at this time. Motion by Mr. Piasecki and seconded by Ms. Bleck to have Engineer Risse prepare amend the checklist to include the Highlands requirements. Unanimously approved.

PRESENTATION OF BILLS:

Ms. Bleck stated she reviewed the bills and found everything to be in order. Motion by Ms. Bleck and seconded by Mr. Piasecki to approve the bills as presented. Unanimously approved.

CORRESPONDENCE: None

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Chairman MacQueen asked if anything was scheduled for the next meeting. Ms. Jacobus said no, not at this time.

Chairman MacQueen asked about Ms. Glashoff. Ms. Bleck said she delivered flowers, candy and a plant. Chairman MacQueen asked for everyone to donate to reimburse Doreen. Chairman MacQueen asked Mr. Jacobus if she knew when Ms. Glashoff would be returning to work. Ms. Jacobus said not for a while.

Chairman MacQueen stated since there isn't anything scheduled for the September meeting, the next meeting will be on October 20, 2020 and asked if the board was good with cancelling the September meeting and having one in October. Everyone said yes.

Being no further business to come before the board nor comments from the public, the meeting was adjourned at 8:05 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK

KIM JACOBUS, ACTING BOARD CLERK