

**REGULAR MEETING**

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

**December 4, 2018**

The 919<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:05 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Duckworth, Darryl Schmidt, Mr. Piasecki, Ms. Bleck, Mayor Schmidt, 2<sup>nd</sup> Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Rich. **Absent:** Mr. Weiler.

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 November 27, 2018.

**PRESENTATION OF MINUTES:** None

**INFORMALS:**

**Gregory DeStefano d/b/a Brookside Farms**  
Site Plan Discussion

Block #7 Lot #3  
Route 31 B2

Attorney John Lanza was present to represent the applicant Mr. DeStefano. The property in question is on the southbound side of Route 31. Attorney Lanza reviewed for the board everything that is on the property noting that his client purchased the property in late 1988. The setback lines are limited since the property is pie-shaped. At present there is a porta-john and before that an outhouse. Also on the property is a shed, trailers and a cabana. Mr. DeStefano said he is willing to remove some of the items on the property. Attorney Lanza stated that Mr. DeStefano is asking for a waiver from Site Plan. The use is permitted in the B2 highway zone. At the present time, the Mr. DeStefano is selling Christmas trees and ornaments.

During the discussion it was noted that the ROW on the State Highway is 40' from the centerline of the highway. Attorney Lanza said there is a fence that runs along the front of the property which is in the ROW. However, the fence does provide protection for the public when they are walking on the property. Attorney Lanza referred to the pictures that had been submitted for the informal. Attorney Lanza said they are asking for some guidance from the board on how to proceed.

Chairman MacQueen informed Attorney Lanza and Mr. DeStefano that nothing is binding with an Informal. Chairman MacQueen asked what triggered the applicant to come before the board. Attorney Lanza said the Zoning Officer felt there were issues with some of the structures that are on the property, like the shed, trailers and cabana. Attorney Lanza informed the board that Mr. DeStefano went before the County Agricultural Board to get these items resolved, but has not been able to do so.

**Lebanon Township Planning Board**  
**December 4, 2018**  
**Page 2**

At this time, Chairman MacQueen asked if the board had any questions of the applicant or his Attorney. Mr. Skidmore asked what triggered the Zoning Officer approaching the applicant. Mr. DeStefano said the Zoning Officer started with some of the other property owners with business until he got to him with the Antique Shop on the other side of the Highway being the first one and the another business owner who was holding garage sales on the weekends. Mr. Skidmore asked about the County Agricultural Board and their findings. Mr. DeStefano said at his property where he grows his produce is located in another municipality and is not connected to the farm side. Darryl Schmidt asked when the billboards were put in. Mr. DeStefano said those billboards have been there since the 1950's. The problem isn't with the billboard signs but the signs that the applicant has for his advertising. Mr. Duckworth noted that this is a challenging property because of the way the property is situated. Mr. Duckworth asked about the setbacks in the B2 zone. Mr. Duckworth referred to the State ROW. Attorney Lanza said it is a 40' ROW from the centerline of the road. Mr. Duckworth asked Mr. DeStefano what all has he put on the property since he purchased it. Mr. DeStefano listed all the items, the shed, the cabana's, trailers and the porta-john. Ms. Bleck asked Mr. DeStefano what the months of operation consisted of. Mr. DeStefano said depending on the weather, if Easter is in March then it would be March to December, otherwise April to December.

At the conclusion of the board's discussion, Chairman MacQueen said we would like to keep the business in the Township, but that the property needs to be cleaned up and follow our rules. Chairman MacQueen suggested that the applicant file a Site Plan and can ask for waivers. Mr. DeStefano stated that he would tear down the old building and put up a new one if he has to do a Site Plan. Chairman MacQueen said that would make things a lot more complicated and didn't recommend it.

We understand with the lot being non-conforming, there are other parts of the Route 31 corridor that has similar situations. Chairman MacQueen said it would be in the applicant's best interest, so there are no problems in the future. Attorney Gallina said they can ask for waivers that are reasonable. Chairman MacQueen stated that by showing where you want to have everything, it will make everything a lot better. The applicant thanked the board for their input and suggestions.

**Hunterdon County Educational Services Commission**  
43 Hoffmans Crossing Road

Block #16 Lots #20.01 & #16  
Hoffmans Crossing RC 7½

Attorney Carl Kemm was present to represent the applicant Hunterdon County Educational Services Commission. Also present was Architect Mr. Anthony Lauro and School Administrator Chris Styman. Attorney Kemm said the Commission purchased the property back in April of 2016. The use in the barn has not changed since they came before the board back in October of 2015. At that time, the Barn was approved for Administrative offices. The ESC now plans to use the second floor for classrooms. The plans show the layout for classrooms along with offices. Attorney Kemm said the permits have already be submitted, the Zoning Officer before signing off wanted ESC to come before the board with their

**Lebanon Township Planning Board**

**December 4, 2018**

**Page 3**

proposal. Attorney Kemm informed the board that ESC is also acquiring the property located at 43 Hoffmans Crossing Road consisting of 6 acres and wishes to have that approved for classroom use, outdoor recreational use and other related uses. At this time, Chairman MacQueen asked if the board had any questions of the applicant. Mr. Duckworth asked about traffic to the location with the increase in classrooms and asked if there were any concerns. Attorney Kemm introduced Ms. Chris Styman, Administrative Secretary to the ESC Board. Ms. Styman stated that children come from multiple school districts in Hunterdon County and surrounding districts and it is a shared program. They have one morning class and one afternoon class. They have a total of 15 students in the morning. They have a large parking lot up front for the teachers and the staff park. They plan on having parking around the back of the Barn for nursing staff and visitors. Mayor Schmidt asked if this is a state owned property. Attorney Kemm said it is owned by Educational Services Commission which falls under Title 19 which is the same as your Board of Education. Ms. Styman said there are 10 Educational Services Commissions thru out the State of New Jersey and they are identified by the County in which they reside. They are governed under the Department of Education and we provide that shared services. Mayor Schmidt asked which construction official will oversee the work. Attorney Kemm said our local construction department. Mr. Skidmore asked since this is a wooden structure what will be stored on the bottom floor. Ms. Styman said there are 6 garage bays to be used for storage. Ms. Styman said the building will be ADA compliant.

Chairman MacQueen asked if it would be alright to have our Engineer review plans. Attorney Kemm said yes. Darryl Schmidt asked if someone actually looks at the structure to make sure it is structurally sound since it is an old barn. Attorney Kemm said they will have a structural engineer come out and check the building before any work starts. Chairman MacQueen asked about the fire tank and if it has been installed. Engineer Risse said in looking over the minutes and plans, the fire tank has been installed. Chairman MacQueen asked the board if they are satisfied with what has been presented this evening or would the board want them to come back. The response from the board was that they were satisfied with everything that was presented and with Engineer Risse reviewing the building plans. The Commission thanked the board for their helpful input and suggestions.

Attorney Kemm asked to address one last item. The HCESC is acquiring the property located at 104-105 Lockheed Road consisting of approximately 22.07 acres and would like to have that property approved for educational uses, including storage of equipment, vehicles and repurpose the existing tower for educational uses. Chairman MacQueen referenced the following items: egress/ingress, water runoff, parking & the tower. Ms. Koehler asked if they see any remediation that needed to be done. Attorney Kemm also mentioned the helipad. It was noted that the cell tower has not been in use for many years.

Mr. Skidmore asked if the school would make the helipad available to our emergency services and would be good for night use. Attorney Kemm said there are lights on the helipad. Mayor Schmidt asked about the possibility of a school bus depot. Ms. Styman said not at this time but if anything changes they will come back to the board to discuss it. Attorney Kemm said they are willing to work with Fire &



