

## REGULAR MEETING

**Lebanon Township Planning Board**  
**Municipal Bldg 520 West Hill Road Glen Gardner, N.J.**

**March 18, 2008**

The 807<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:08 p.m. by Chairman Gary MacQueen. Present were: Mr. Weeks, Mr. Schmidt, Mr. Gerlich, Mr. Piasecki, Mr. Piazza, Mr. Weiler, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Rich & Ms. Bleck.

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" adopted by this board on January 8, 2008, mailed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on March 11, 2008.

**PRESENTATION OF MINUTES:** February 19, 2008 Regular Meeting

Motion by Mr. Piasecki and seconded by Mr. Piazza to approve the minutes as presented. Unanimously approved.

**FYI:** The new 2008 MLUL's will be handed out at the meeting.

### **ITEMS FOR DISCUSSION:**

#### **a. Fire Protection Ordinance (Fire Tanks)**

Present from the Fire Department were Warren Gabriel, member/past Fire Chief and John Kneasfsey, President to discuss amending the Fire Protection Ordinance regarding the Fire Tanks. Mr. Kneasfsey made a presentation to the board explaining their concerns and the changes they would like to see made to the ordinance. On page two of the amended ordinance in Subsection **3a** states subdivisions of 3 lots or more including remaining lands. This was discussed at length and in conclusion everyone agreed to change it to four lots or more. Also in **3a** the standards of the NFPA should be changed to state NFPA current standards. This way the ordinance will not have to be amended every time the standards change. Everyone agreed. In **3b**, the board discussed the square footage of a new building or addition and the installation of a tank. The board discussed this issue at length with Warren and John whether to increase the square footage regarding the installation of a tank. In conclusion everyone agreed to leave the square footage at 1000'. Also, take out the 75% tank capacity since it is part of the NFPA standards. In **3c** John Kneasfsey stated there was going to be an insert of a change that had happened in 2003 when the Engineer tried to figure out some of the numbers that was in the ordinance, he found the numbers didn't work out right. In Subsection **3d** in the amended version the sentence which starts: In the event no curb is installed and ending with the sentence: Horizontal piping needs to be self-draining, was added because in the original ordinance it did not state the type of pipe on one of the original subdivision applications because they were going to put in schedule 80 pipe and the concern of the Fire Department was with the vibration being hooked up to a truck it would be very easy for those connections to crack. With the bends you have less restrictions with the water flow and they want it to drain back to the tanks so there would be no potential of freezing in the lines and above grade. Mr. Kneasfsey said they also found in the original ordinance in subsection **3b** that the fittings they had required on it they had miss spoken in the original ordinance on what they needed to match up with their engines. The new wording is as follows: The tank shall provide one 6" NST female long handle swivel fitting and cap with pin spanners, fire service rated, for drafting. The second 6" standpipe shall be fitted with a 2 1/2" by 2 1/2" by 6" Siamese for filing the tanks. This will be provided by the developer.

Mr. Kneasfsey asked that before permits are issued, the tank is to be installed and approved. Unfortunately, this has not been followed even though it states it in the ordinance. Everyone agreed this is very important and needs to be followed. There were no changes in **3f**, **3g** and **3h**. Mr. Kneasfsey said it is more imperative that the Planning Board and Township Committee know what the Fire Department is up against because of the Highlands restricting development in the Township their fire fighting capabilities is going to be limited because there are not going to be any water mains that will be run thru this area and any development will be very limited and any opportunity that we would have had to install a tank would have been a benefit to the Fire Department.

Chairman MacQueen asked how do we handle a creeping major subdivision. Planner Bolan stated that having it state 3 lots or more including remaining lands, what it means if someone is cutting off 2 lots with remaining lands, a tank would be needed. The board discussed this issue at length. The board went back to **3a** to discuss the number of tanks since lots have to be no less than 25 acres along with the distances between houses. The board decided to just change the number of lots to 4 total with the size of the tank being 30,000 gallons not 25,000 gallons. Also, Planner Bolan will work on the wording regarding creeping majors and Engineer Risse will work with Warren Gabriel on the wording regarding maintenance and preparing a standard detail of the tank fittings. Engineer Risse will work on the detail drawings for installation. The Township will only sign off on the installation and will not accept maintenance until a C.O. is issued. The board also stressed the importance of enforcement that no building permits would be issued until the tank was installed and approved. Once Engineer Risse and Planner Bolan have completed these amendments, the ordinance will be placed back on the agenda for the board to review. Mr. Gabriel and Mr. Kneasfsey will also be present for that meeting.

**b. Master Plan – off to a later date**

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**c. COAH letter (finalize) –Planner Bolan**

The board reviewed the final version of the COAH letter and with a motion by Mr. Piasecki and seconded by Mr. Schmidt to have Ms. Glashoff send the letter with a cover memo to the Township Committee for approval for their meeting on March 19<sup>th</sup>. Unanimously approved.

**d. Checklist amendment – Engr. Risse**

Engineer Risse reviewed for the board the amendments to the Checklist. After a brief discussion, motion by Mr. Gerlich and seconded by Mr. Piasecki to have Ms. Glashoff forward the checklist with the amendments on to the Township Committee for Introduction and Adoption. Unanimously approved.

**PRESENTATION OF BILLS & REPORT:**

|                       |                    |
|-----------------------|--------------------|
| a. John Gallina, Esq. | \$ 805.00          |
| b. Michael Bolan, PP  | \$ 1,296.60        |
| d. Luncheon/Seminar   | \$ 25.00           |
| <b>Total:</b>         | <b>\$ 2,126.60</b> |

Ms. Glashoff stated that she had additional bills from Planner Bolan that she placed on the Agenda Addendum and the Bill Report Addendum which everyone has. Also, the bill for the Fruit Basket from Edible Arrangements is also included. Ms. Glashoff informed the board the new grand total of the bills is **\$4,811.99**. Motion by Mr. Gerlich and seconded by Mr. Schmidt to approve the bills as amended. Unanimously approved.

**CORRESPONDENCE:**

- a. Email from Karen Sandorse re: Glenside Trail Drainage problem (pictures available at meeting)  
(Engr. Risse will comment on this)

Engineer Risse reviewed for the board the problems with the water over on Glenside Trail. He informed the board that he had met with Road Supervisor Paul Jones, that they went to the site and he prepared a letter to the Township Committee along with a follow up letter to the Township Committee informing them that it was not the Township's problem. Ms. Glashoff passed the pictures around to the board members. Engineer Risse stated that the minor

subdivision which was created several years ago was not the cause of the water problems. Also, recently we had two days of heavy rains. The board thanked Engineer Risse for the update.

b. NJLM re: Communities Deserve Balanced Housing

**OPEN TO THE PUBLIC – no comments**

Being no further business to come before the board, nor comments from the public, motion by Mr. Piazza and seconded by Mr. Piasecki to adjourn the meeting at 8:45 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**