



**Lebanon Township Planning Board**

**April 1, 2014**

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Ms. Glashoff informed the board that the Township Committee finished up last night working on the budget for 2014. The board's budget was only cut \$5,400.00 and we should be fine considering how much we had requested. Mr. McKee gave a brief overview of monies that were spent last year and with the board in the middle of a lawsuit which drove up the expenses for 2013 additional monies had been put in the board's budget for this year. With the increase in the board from last year and with the cut, the board should be in good shape for this year. Chairman MacQueen thanked Mr. McKee for the update.

**b. Report on Glen Gardner Meeting from those who attended**

Chairman MacQueen said he was unable to attend the meeting and asked Mr. Schmidt for his comments. Mr. Schmidt said it was standing room only and the State Police were present. Mr. Schmidt said the meeting lasted between 2-3 hours. Many complaints by the residents regarding truck traffic, problems with foundations and blasting. It was a classic not in my backyard said Mr. Schmidt and it was obvious that the residents want the quarry gone and the meeting was out of control. Mr. Guida gave the same power point presentation that he did for this Board. Mr. Schmidt said Glen Gardner is not interested in any remediation and there was no response from US Concrete that they would be willing to do a remediation. They would just walk away at the end of 8 years if they don't get the additional land. Mr. Laul who also attended the meeting concurred with Mr. Schmidt's comments and added concerns with water, dust and stones hitting windows. Mr. Laul said that Michael Guida from U.S. Concrete was present along with several of their experts: a Blasting expert, a Geologist, an Aquifer expert and an Environmentalist, from U.S. Concrete. Mr. McKee said also their attorney was present at the meeting. Under the circumstances they did try to put on a good presentation which was a lot like the presentation they did for this board. Mr. Laul said there was no organization, just a shouting fest. Mr. McKee said people were shouting speaking out of turn, there was no order just totaling out of control. Mr. McKee noted that Bill Kibler spoke for about 15 minutes and was shocked because this was about a letter not an application. Mr. Schmidt suggested that maybe the N.J. Water Authority might be interested in taking over the property and using it as a back up for the Spruce Run Reservoir and said that someone should talk to them about a secondary holding tank in the event US Concrete walks away either in 8 years or 40. Mr. Schmidt said they would put a fence around it and they have security guards to patrol.

Mr. Laul said our Environmental Commission is going to write a letter to the Mayor opposing the land swap. The land in question is already preserved land and it would not be a good idea to set a president. Mr. Gerlich said that every environmental group is against this land swap. Mr. Laul said that the people in Glen Gardner think that the Quarry is pumping water out of their wells when all they are doing is getting rid of the run off. Mr. McKee said he doesn't think there is a clear understanding of what the environmental impact really is. The board continued to discuss this issue at length. Chairman MacQueen said he doesn't know what to do at this point. Mr. Piasecki asked if the Land Trust was interested in this land swap. The consensus was no. The board continued to discuss this issue. Mr. Gerlich said the quarry has had 70 years to get everything in shape and hasn't done it. Mr. McKee suggested that the Planning Board write a letter of recommendation to the Township Committee expressing their interest and concerns. Chairman MacQueen asked for a motion to send a letter to the Township Committee. Motion by Mr. Gerlich and seconded by Mr. Weiler to send a letter expressing their interest, concerns and that the concept has merit and deserves consideration. Before the vote, Mr. Rich said that Mr. Schmidt's suggestion regarding the N.J. Water Authority has merit and should be pursued. The board agreed. Mr. Laul asked if we create a quarry ordinance on the conveyance of the property, can you enforce it. Example: if US Concrete decided tomorrow to sell the property can that ordinance go into effect on the new owners. Attorney Gallina said yes from the date of passage.

<b>ROLL CALL</b>	<b>Yes:</b> Mr. Laul	Mr. Rich	<b>Abstain:</b> Mr. McKee
	Mr. Schmidt	Mr. MacQueen	<b>Absent:</b> Ms. Bleck
	Mr. Gerlich	Mr. Weiler	Mr. Milkowski
	Mr. Piasecki	Mr. Skidmore	

**Attorney Gallina will draft a letter for Chairman MacQueen's signature.**

Mr. Schmidt said his suggestion is if the quarry just walked away from it and the Township gets stuck with it. Mr. Gerlich said whether it is 8 years or 40 years this would be a good investment for the N.J. Water Authority.

Planner Bolan asked to address the board regarding the Highlands Land Use Ordinance. Planner Bolan asked did the board refer the ordinance to the Township Committee because it is not listed on the agenda as being referred to the board by the Township. Ms. Glashoff said that that Attorney Cushing's office said since it came from the Planning Board it did not have to come back. Planner Bolan suggested to Ms. Glashoff to send a memo to the Township Committee stating that the Planning Board recommends adoption of the ordinance. Ms. Glashoff will take care of it.

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**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$1,087.50
b. Michael Bolan, PP	\$3,996.73
c. Bayer/Risse Engrs.	\$3,251.25
<b>Total:</b>	<b>8,335.48</b>

Ms. Glashoff noted the additional bill that is on the Agenda Addendum is for the 2014 MLUL's. The board's share of the bill is \$176.00. This brings the total to **\$8,511.48**. Mr. Gerlich announced that all the bills are in order and made a motion to approve with Mr. Rich seconding the motion. Unanimously approved.

**CORRESPONDENCE:**

- a. Letter/Email Engr. Risse re: Tuscany Grill
- b. **FYI** - Notice for Freshwater Wetlands Application – Muller Toyota
- c. Abandoned Mines of Hunterdon County – Lebanon Township
- d. NJ Planner Jan/Feb 2014

Chairman MacQueen made note about the Abandoned Mines of Hunterdon County and told the board how it came about that we got the information on the mines.

**OPEN TO THE PUBLIC**

There were no comments. Chairman MacQueen announced that John Locker has been appointed to the Board of Adjustment. The board congratulated Mr. Locker.

Being no further business to come before the board, nor comments from the public, motion by Mr. Rich and seconded by Mr. Piasecki to adjourn the meeting at 7:53 p.m. Unanimously approved. At this time the board celebrated Chairman MacQueen's upcoming Birthday with cake.

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**CHAIRMAN GARY MACQUEEN**

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