



**Lebanon Township Planning Board**

**April 5, 2011**

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and the well for the smaller house is located approximately 50' behind the house. At the conclusion of the board questions, motion by Mr. Rich and seconded by Mr. Piasecki to deem this application complete, grant the requested waivers and set a public hearing date. Ms. Glashoff offered the May 3<sup>rd</sup> date for the public hearing. Attorney Lowcher said the date was good and thanked the board.

New Cingular Wireless  
Conditional Use/Site Plan/  
Variances for Cell Tower

Block #12 Lot #45.05  
Route 513 B1

Attorney Judy Fairweather of DayPitney was present to represent the applicant New Cingular Wireless. along with their Engineer Rarif Malick. The applicant is purposing a 150' monopole at the auto garage repair shop on Route 513. The monopole will be behind the building and will be well buffered. Attorney Fairweather said they are here this evening to be deemed complete along with the waivers being granted and set a public hearing date.

Attorney Fairweather referred to the Checklist Items for the requested waivers. Engineer Risse said that Checklist Item #33 is for topo's at 2' intervals. The site is fully developed and the waiver is recommended due to the nature of the application, Item #35, the same applies to this waiver, site fully developed, recommend waiver. The monopole will be placed on a paved area of the site. Item #45 refers to an Environmental Inventory Plan, per Engineer Risse; this site is fully developed and recommends waiver based on the proposal of the developed portion of the lot. During the public hearing if something comes up, it can be addressed at that time regarding these waivers per Engineer Risse. Chairman MacQueen asked if there were any questions of the applicant and Engineer Risse. There were none. Being no questions from the board, motion by Mr. Rich and seconded by Ms. Bleck to deem the application complete, grant the waivers requested and set a public hearing date. Unanimously approved.

Ms. Glashoff asked the board if they wanted to have the public hearing on the same night as the previous application which is May3rd. After a brief discussion by the board, the public hearing for New Cingular Wireless will be held on May 3, 2011.

**ITEMS FOR DISCUSSION:**

a. ZBA Annual Report - 2010

Planner Bolan noted these are all the applications that were heard by the Zoning Board in 2010. Planner Bolan referred to a couple of our grandfather provisions and went over all the applications. Planner Bolan referred to the accessory apartment ordinance and since a date referring to when the structure had to be in existence, the date has never been included. This needs to be corrected. The definition of "Animal Farm" refers to indigenous and/or exotic animals. The word indigenous needs to be deleted for the definition. Structures for housing farm animals also needs to be amended to comply with setbacks for accessory structures.

Planner Bolan said the last item that was discussed by the Zoning Board dealt with Solar Farms. The board felt that Solar Farms should be permitted in non-residential zones. Planner Bolan felt it was a good idea to permit them in non-residential zones. Planner Bolan said he has ordinances from other municipalities that permit them in non-residential zones that the board can review. Chairman MacQueen asked if anyone had questions of Planner Bolan. Mr. Piasecki referred to the Solar Farms in non-residential zone. Planner Bolan said the board should look at the zoning map more specifically and the board could consider making it a conditional use in the non-residential zones. That may be a way to approach the variation between residential and non-residential zones. The B1 and B2 zones normally don't have large lots that would attract this type of application. Ms. Glashoff noted that there is an application in the works and will be going to the Zoning Board. The property is located in the Industrial Zone. Mr. Piazza asked what did the board want to do about these recommendations. Mr. Piazza suggested if the board was going to discuss these recommendations in detail the Township Committee should be involved in the discussion. Chairman MacQueen suggested having joint meeting maybe in June. Chairman MacQueen said he wants to see how the May meeting goes before making a decision on a date for a joint meeting. Planner Bolan will prepare a memo to mailed to the Planning Board in their packets for the May meeting.

Chairman MacQueen asked about existing private roads in the Township regarding maintenance. He referred to roads being in need of repair and the difficulty for emergency vehicles because some property owners refuse to help keep up the road. There are private roads in the Township that don't get any upgrades and wanted to know if there was anything that could be done. Chairman MacQueen asked if the other neighbors would have to go to court but wanted to know if there was anything in an ordinance that could help. The board discussed this issue with no resolve.

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**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$ 910.00
b. Michael Bolan, PP	\$ 865.80
c. Bayer/Risse Engrs.	\$1,135.25
<b>Total:</b>	<b>\$2,911.05</b>

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

**CORRESPONDENCE:** a. New Jersey Planner - February/March 2011

Chairman MacQueen asked about the "Citizen Leadership Form". Ms. Glashoff stated that Karen wants them filled out for her records. This form will be used for anyone new coming on to a board or committee.

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Rich to adjourn the meeting at 7:50 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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