

REGULAR MEETING

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

April 17, 2007

The 798th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:03 p.m. by Chairman Gary MacQueen. Present were: Mr. Weeks, Mr. Schmidt, Mr. Gerlich, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Piazza, Mr. Weiler, Attorney Gallina, Planner Bolan and Engineer Risse.

Notice of this meeting was provided for in the "Annual Meeting Notice Schedule" adopted by this board on January 16, 2007, 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 April 11, 2007.

PRESENTATION OF MINUTES: March 20, 2007 Regular Meeting

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

REQUEST FOR EXTENSION OF TIME TO FILE DEEDS:

- | | |
|-----------------------------------|---------------------------|
| a. David Klipstein | Block #24 Lot #17 |
| 3 Lot Minor Subdivision/Remaining | Route 513 & Doefield Road |
| Lands with conditions | |

Attorney Mark Blount was present to discuss the Extension of Time for Mr. Klipstein. Attorney Blount informed the board that the Extension of Time the board had originally granted will expire on May 24, 2007. Attorney Blount stated that the applicant thought he had approval from the DEP-Highlands and the application got put back in the mix. They are hoping to get an approval soon and are asking for an extension of one year to May 24th of 2008. After a brief discussion by the board, motion by Mr. Piasecki and seconded by Ms. Bleck to grant a 1 year extension to May 24, 2008.

ROLL CALL	Yes: Mr. Weeks	Mr. MacQueen	No: None
	Mr. Schmidt	Ms. Bleck	
	Mr. Gerlich	Mr. Piazza	
	Mr. Piasecki	Mr. Weiler	
	Mr. Rich		

Attorney Gallina will prepare a Resolution to be placed on the May 15, 2007 agenda.

APPLICATION TO DEEM COMPLETE, SET PUBLIC HEARING DATE:

- | | |
|---------------------------|----------------------|
| a. Eric & Donna Whiston | Block #49 Lot #50.01 |
| Conditional Use/Site Plan | Sliker Road R5 |
| For Home Occupation | |

Attorney William Gianos was present to represent Eric & Donna Whiston. Attorney Gianos reviewed for the board the waivers being requested by the applicant from the letter prepared by Engineer Risse dated March 22, 2007. The three items for waivers being requested were: **Item 33**-partial waiver for contours. The applicant has provided 20' contours for the surrounding properties, **Item 45**-Environmental Inventory Plan, **Item 46**-Comply with Fire Protection Ordinance. Attorney Gianos stated that Engineer Risse recommended that the board grant the waivers requested by the applicant per the letter of March 22, 2007. Engineer Risse noted that the comments made by the Review Committee in his letter dated March 28th can be addressed during the public hearing. Attorney Gianos referred to the conditional use standards in the ordinance along with a 2 page site plan for the home occupation that was prepared by Studer & McEldowney dated December 29, 2006 with revisions of April 4, 2007 and April 17, 2007. The latest revision has addressed the wells and septic systems on adjoining properties. At the conclusion of the board's discussion, motion by Ms. Bleck and seconded by Mr. Rich to deem the application complete and granting the waivers requested. Unanimously approved.

Ms. Glashoff offered the May 15th Meeting date for the public hearing. She also reminded the board that Omnipoint was also scheduled to appear for the continuation of their public hearing. Ms. Glashoff suggested having the Whiston application on first. The board agreed. Attorney Gianos thanked the board.

ITEMS FOR DISCUSSION:

a. Final Draft of Highlands Letter- Planner Bolan

Planner Bolan reviewed for the board the suggestions made by the board at the March 20th meeting. In this letter dated April 12th the additions made are in bold letters and a few things were moved around and they are also in bold. The section on the Public Works site is now in the first section of the letter so that the conclusions could stand alone. Planner Bolan stated that he put a section in the letter regarding COAH. The board went over the list of everyone who is to receive the letter and it was suggested that the counties contiguous to Hunterdon be included. At the conclusion of Planner Bolan's comments and remarks, Chairman MacQueen asked if the board had any comments on the letter. Mr. Rich questioned that he didn't see anything in the letter on compensation for the land owners or a paragraph that referred to existing

**Lebanon Township Planning Board
April 17, 2007
Page 2**

homes before the Act being able to put additions on, garages, barns etc and that something should be in the letter regarding new homes that came after the Act. Mr. Rich referred to the minutes of March 20th. Planner Bolan made note of the board's recommendations and will include them in the letter. Planner Bolan informed the board that they are disputing whether or not we are entirely in the preservation area because there is 1 acre on Route 31 in the Planning Area. During the discussion, Planner Bolan informed the board that municipalities are a small subdivision of the state, known as a Municipal Civil Subdivision (MCD). The state is the one who authorizes that you can be a Municipality. At the conclusion of the board's discussion, Planner Bolan will make the changes and add the additions and then email the letter to Ms. Glashoff to be printed on Township Letterhead paper for Chairman MacQueen to sign and get the letters out in the mail in a timely manner. The board thanked Planner Bolan for a job well done.

PRESENTATION OF BILLS & REPORT:

- | | |
|-----------------------|-------------------|
| a. John Gallina, Esq. | \$ 350.00 |
| b. Banisch Associates | \$2,972.35 |
| Total: | \$3,322.35 |

Ms. Glashoff referred to the agenda addendum and the additional bills of Engineer Risse which total \$3,832.50. The total amount of the bills are **\$7,154.85**. Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as amended. Unanimously approved.

CORRESPONDENCE:

- | | |
|------------------------------------|--|
| a. Letter from H.C. Planning Board | re: C&C Homes (Sturbridge Estates) |
| b. Letter from H.C. Planning Board | re: Cross-Acceptance Negotiations Review Mtg |
| c. Article on COAH (FYI) | |

The letter from the County Planning Board was addressed. Ms. Glashoff will contact the Mayor for the packet of information the county sent to the Mayor since the letter refers to worksheets and maps to be reviewed by the Township's Cross-Acceptance Committee before attending a meeting at the County.

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 8:07 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK