

**REGULAR MEETING**

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

**August 1, 2017**

The 908<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Gary MacQueen. Present were: Mr. McKee, Mr. Duckworth, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, Mr. Wunder, 1<sup>st</sup> Alternate Mr. Gerlich 2<sup>nd</sup> Alternate Mr. Skidmore, Attorney Gallina & Planner Bolan. **Absent:** Darryl Schmidt. **Also present:** Mayor Marc Laul, Deputy Mayor Mike Schmidt & Ms. Beverly Kohler Committeewoman.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on February 7, 2017, 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 July 25, 2017. Notice was published in the Hunterdon Review on July 26, 2017 that members of the Township Committee will be in attendance at the Planning Board Meeting on August 1, 2017 regarding the discussion on the Open Space & Recreation Plan.

**PRESENTATION OF MINUTES:** July 18, 2017 Regular Meeting

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

**CAPITAL IMPROVEMENT PROJECT:**

Voorhees High School	Block #12	Lot #44.01
Route 513	Route 513	R3
Glen Gardner, N.J. 08826		

**Presentation on Salt Shed**

Representing Voorhees High School was Attorney James Lott. Also present to give testimony was Architect Thomas Hofmann of DMR Architecture. Attorney Gallina had Mr. Hofmann sworn in at this time. Mr. Hofmann reviewed for the board the plan that was prepared by Engineer Kevin Shelly. Mr. Hofmann informed the board they will be demolishing the Greenhouse, a 1 story framed building and a framed lean too shed which will not be replaced. Mr. Hofmann stated that the existing salt shed will be demolished and replaced with a new salt shed approximately 600 square feet with a 300 square feet concrete slab on a grade with turn down concrete foundation including concrete walls and a pre-engineered fabric roof. The height of the new salt shed will be 16' 11".

Mr. Hofmann noted that once the 3 buildings are demolished and the new salt shed has been built, the impervious cover on the site will be decrease. Attorney Gallina had the following items marked into evidence: **A1-** Improvement Plan dated June 28, 2017 prepared by Kevin Shelley, P.E. and **A2-**Elevation Plan dated July 19, 2017 prepared by Daniel Salazar of DMR dated July 19, 2017. At the conclusion of the testimony, board members asked about the salt tonnage to be stored. Mr. Hofmann informed the board that it will be the same size with no increase. The amount of salt stored is 75-80 tons. The area to be used is a safer storage area. At the conclusion of the board's questions, Chairman MacQueen opened the hearing to the public. There were no questions or comments from the public.

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The board thanked the Mr. Hofmann for his presentation. Attorney Gallina will prepare the resolution to be adopted at the next Planning Board Meeting on September 19, 2017.

**DISCUSSION ITEMS:**

**Presentation on the OSRP - Planner Bolan**

In referring to his memo dated July 25, 2017 Planner Bolan stated the first task in the development of the OSRP is to put together a list of goals and policies which was done for the Board and Committee to review and prioritize. Planner Bolan noted that the prior OSRP is still valid with the same goals and objectives. Planner Bolan stated that he did a little tweaking on the language but overall everything stayed the same. Planner Bolan noted on page 2 of his report the 4<sup>th</sup> bullet from the bottom, change the word children to residents. Chairman MacQueen opened the discussion up to the board for comments. Mr. Skidmore noted that the only reference to the rural character was regarding open space. Mr. Skidmore said there should be reference to agriculture and farming in the township and a history of being an agricultural community. Mr. Skidmore said he would like to see in this plan that we support agriculture & farming in the Township. Planner Bolan said we have a farmland preservation plan. Mr. Skidmore said this is a big part of our open space. Mr. Wunder said he would like to see an end-game plan for the future. Mr. Wunder said we have been acquiring a lot of land, we have a State Park & our own Township Park along with many other areas that are preserved. Mr. Weiler said he agrees with Brian along with the importance of agriculture and farms in the Township. Ms. Bleck said she is glad we have the vision to establish all these guidelines and open enough to have flexibility and also to protect groundwater resources. Mr. Rich said he agrees with all the comments that have been made, it's a good list and likes the idea of adding the agricultural heritage and that we are looking at long term and short term regarding funding. Mr. Piasecki also agrees with what has been said and asked Planner Bolan about the farmland preservation plan. Mr. Gerlich agrees and said it is a good outline. We are a rural agricultural community, but as new families come into the Township it is also important to see what the needs are of the residents as new ones come into the Township. Mr. Duckworth said he agrees with the comments that have been made. Mr. Duckworth referred to Planner Bolan's memo, page 2 the third bullet, Mr. Duckworth would like to see added to "Support & Partner with State, County and Non-profit Open Space Program" the Township partner with neighboring municipalities in the region. Mr. McKee said he agreed with most of the comments and agree with the comments made by Mr. Skidmore. Mr. McKee said it is a good outline and a good piece work.

Ms. Bleck added that the Township is 32 square miles. We are not like our neighboring Towns, our Park is our main street, our gathering place. If we talk about continuing our history, our park and all of its history and keeping us together as neighbors considering our Township is so spread out. It is important that we have a gathering place. Chairman MacQueen said he agrees with Ms. Bleck, our park is the center of our community with all it has to offer. It is surrounded by the Municipal complex, the Fire Department and the Woodglen School. Chairman MacQueen said there have been a lot of good comments and Planner Bolan did a very good job. Planner Bolan said he will add in all the comments that were made this evening. Mr. Gerlich referred to all the lands that have been preserved and how most of them have been connected to one another, for walking trails etc. We have a lot of parkland and it is good to keep them all connected. At this time, Chairman MacQueen asked if there were any comments from the public. There were none.

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Deputy Mayor Schmidt said he fully supports the agricultural point. Deputy Mayor Schmidt stated he didn't know if the board was fully up to date on the Pelio/Teetertown/Point Mountain link project. Mr. Schmidt said the Township applied to the County for a \$750,000.00 grant and the NJ Conservation Foundation applied for a \$250,000.00 non-profit grant and the Township was awarded both grants. The County has 1.8 million dollars to spread over 8-9 projects. The purchase price for the Pelio property will be around 2 million dollars for 244 acres. When the Township Committee was at the Planning Board meeting recently it was to discuss getting a Green Acres grant which has been approved for \$500,000.00. We are looking to get around \$200,000.00 from Hunterdon Land Trust. The NJ Conservation Foundation is applying for grants for the balance of the money. The Foundation is under an option agreement with the Pelio family. Deputy Mayor Schmidt said the Township is looking in about a year to have all this settled. Deputy Mayor Schmidt said the 244 acres which consist of 4-5 lots has about 100 acres are in farm assessment. Hunterdon County would own the majority of the property and maintain it also would lease it to farmers in order to keep in in farm assessment. Mr. Schmidt said he would like to see it stay in farming. The board agreed with the acquisition and congratulated the Committee on a job well done.

Chairman MacQueen asked Planner Bolan what is the next step. Planner Bolan by the next Planning Board meeting on September 19th he will have the mapping done along with Open Space & Recreation Plan for review. Then at the October Meeting OSRP we will finalized it. Then at the December 5<sup>th</sup> Meeting the Planning Board will have their Public Hearing.

**Affordable Housing Update** – Planner Bolan

Planner Bolan informed the board that at this time, everyone is waiting on a decision from the Mercer County Judge.

Chairman MacQueen brought up item regarding amending an ordinance. Last Wednesday evening the Zoning Board had before them an Appeal and we ran into an issue which we thought had been resolved several years ago. Chairman MacQueen reviewed what had happened several years ago when someone had come to the board. Attorney Gallina explained the legal aspect. Last week the applicant appealed the decision by the Zoning Officer. The house is pre-existing non-conforming and encroaches in the front yard and side yard. Changing the roof line to a peak roof will not encroach into the side yard or front yard on the existing house. The back portion of the house has a flat roof and the applicant is looking to put a peak roof on the back portion and have an area for storage, not to create a living area. The board reversed the decision by the Zoning Officer. Attorney Gallina said the position that the board took was that it was going to be a conforming roof with no living space. The Zoning Board felt that if you are just putting on a conforming roof and not expanding floor area, it should not have to get a variance. At this time the board and Township Committee discussed the issue at hand. It was decided to have Attorney Gallina and Planner Bolan draft a amendment to the ordinance for the next Planning Board Meeting on September 19, 2017.

**PRESENTATION OF BILLS:**

a. John Gallina, Esq.                      \$300.00 – Attend PB Meeting/July 18, 2017

Motion by Mr. Gerlich and seconded by Mr. Wunder to approve the bill from Attorney Gallina. Unanimously approved.

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**CORRESPONDENCE:** Handed out at meeting

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Wunder to adjourn the meeting at 7:40 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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