

## REGULAR MEETING

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

**August 17, 2010**

The 829<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:04 pm. Vice Chairperson Doreen Bleck. Present were: Mr. Schmidt, Mr. Gerlich, Attorney Gallina, Planner Bolan and Engineer Symonds. Mr. MacQueen arrived at 7:08 pm Also in attended from the Board of Adjustment were: Mr. Eberle, Mr. Abuchowski and Mr. Maurizio. **Excused:** Mr. Weeks, Mr. Piazza, Mr. Rich, Mr. Piasecki and Mr. Weiler.

This meeting was noticed in the "Annual Meeting Notice Schedule" adopted by this board on January 12, 2010 and 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 August 10, 2010.

Attorney Gallina announced that since several members of the Planning Board either had a conflict of interest or on vacation and the Chairman requested three members of the Board of Adjustment to fill the positions of those absent in order to have a quorum.

### **NEW BUSINESS:**

Lebanon Township Public Works Department  
c/o Lebanon Township  
530 West Hill Road  
Glen Gardner, N.J. 08826

Block #64 Lot #8  
Newport Road B1

### **DEEM COMPLETE**

### **Request for Waivers & Completeness**

Attorney Phil George from Eric Bernstein & Associates represented the Township in the matter of the Site Plan/Variations for the Lebanon Township Public Works Department. The following people were present to give testimony: Warren Gabriel, Public Works Supervisor and Architect Keith Chambers.

Attorney George went over the waivers being requested with the board and Engr. Symonds. In reviewing Engr. Symonds letter for completeness, all the waivers being requested except for Checklist Item #57 #58 will be taken care of. Item #57 & #58 regarding the Landscaping Plan and the Lighting Plan, these will be waived for completeness only and discussed during the public hearing. In Engr. Symonds letter, the following comments were made: **a)** lot lines between 8 & 9 should be removed, lot lines will be removed to show the lots were merged, **b)** a permanent fence should be showed installed along the limit of disturbance in the wetland transition area. Attorney George said a wire and stockade fence will be installed, **c)** the proposed new well shown on the plans should be moved from transition area to prevent additional permitting from DEP. It was noted that the well head is above ground to prevent contamination, **d)** plan shows Schedule 40 pipe to be used in traffic areas, it was recommended that a Schedule 80 pipe be used instead, **e)** recommends handicapped spaces should be dimensioned, the lot dimensions and topography should be added to the plans, **f)** proposed building dimensions should be added to the plans, **g)** yard setbacks are not consistent on the existing and proposed plans. Attorney George said they will take care of these items and have the plans revised to comply with the recommendations.

At the conclusion of the completeness discussion, the board had no questions of the applicant or Engr. Symonds. Motion by Mr. Gerlich and seconded by Ms. Bleck to deem the application complete and grant the requested waivers along with the waivers for completeness only. Unanimously approved.

### **PUBLIC HEARING**

### **Site Plan with Variances**

**Section 400-25 & 31 Section 400 4:1 Schedule I**  
**Setback Requirements & any other variances to be**  
**deemed necessary.**

Attorney Gallina announced all the notices are in order and the board can proceed with the public hearing. The following items were marked into evidence: **A1**-Notice to Property Owners, **A 2** -Certified List of Property Owners & Utilities, **A3**-POD Slips, **A4**-Notice in Newspaper, **A5**-Affidavit of Proof of Service, **A6**-Tax Exempt Certification, **A7**-Highlands Exempt Letter dated 4/29/2010, **A8**-DEP Authorization for Transition Area Waiver date 7/8/2010, **A9**-County Board of Health application for Septic Alteration Permit, **A10**-Hunterdon County Planning Board Letter of Approval dated 12/17/2009, **A11**-Review Letter of Engr. Jess Symonds dated 8/16/2010, **A12**-Site Plan consisting of 5 pages prepared by Stephen Risse, Engr. dated 6/30/09, revised 12/22/09. Attorney Gallina noted the property in question consists of 2.11 acres and is in the B1 zone. The property exceeds the requirements for the zone. Planner Bolan referred to the MLUL Section 40:55D-31 which states in the Master Plan it provides for review of public projects and this project is consist with the adopted Master Plan for the Township.

At this time, Chairman MacQueen asked to have Warren Gabriel sworn in to give testimony. Mr. Gabriel informed the board of the conditions at the garage. Mr. Gabriel said he has been employed by Lebanon Township working for the Public Works Department for 27 years and has been Supervisor for 1 year since Mr. Jones retired. The vehicles they have can't all fit in the existing building and they have one that is too big for the building. The roof on the building is falling in. They need to be able to keep all of the vehicles under cover. Mr. Gabriel stated they will not be adding any additional equipment. The 3 bay silver shed consisting of 1,507 sq feet will be eliminated. The 4 bay garage consisting of 2,247 sq feet next to the

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silver shed will be renovated. The existing storage building consisting of 2,882 sq. feet will be removed. Mr. Gabriel said now during winter months, they have to put the plows and taking them off which causes them to lose time in getting out to plow. At the conclusion of Mr. Gabriel's testimony, Chairman MacQueen asked if the board had questions of the witness. Mr. Gerlich asked if they will be able to keep the plows on the trucks during the winter months. Mr. Gabriel said yes. Mr. Abuchowski asked about the phases which are shown on the plan. Mr. Gabriel said that originally it was being done in two phases, but now it is all one project when originally it was in 2 phases. Mr. Eberle asked about the waste oil and if it was going to be stored outside. Mr. Gabriel said yes in sealed tanks. Mr. Maurizio asked if heat for the building will be added. Mr. Chambers answered yes. At this time, Keith Chambers, Architect was sworn in. Mr. Maurizio asked if they were going to have a radiant heating system. Mr. Chambers said no because of the cost involved.

Mr. Schmidt asked about waste oil being used for a fire heater unit and if so would they need DEP approval. Mr. Gabriel said they would not need DEP approval, because they are allowed and all you would have to do is follow the regulations. At the conclusion of the board's questions, Chairman MacQueen opened the hearing to the public for questions. There were none. Attorney George had Keith Chambers, Architect give testimony at this time. Mr. Chambers discussed with the board the lighting and landscaping. The lighting plan shows new wall mounted lights that are 100 watts with cut off shields which makes the lights shine down. There will be no increase in the lighting. The lights on the building are cutoff shield shoe box lights. There will be 2 of those lights for the employee parking area. Mr. Chambers said they are using this type of lighting so it doesn't spread out since there are residents to the rear of the building. The parking in the rear has 30' poles with down lights called shoe box. There is a timer on the parking lot lights in the back. The lights in the front are street lights. Mr. Chambers stated regarding the landscaping, there is no new landscaping proposed. None of the buffering that is on site now will be removed. There are 40' tall pines trees which are the buffer for the back portion of the property. At the conclusion of Mr. Chambers testimony, the board had a few questions of the witness. The Planner nor Engineer had no questions of Mr. Chambers. When Chairman MacQueen opened the hearing to the public for questions there were none.

Planner Bolan commented stating that this site is difficult to landscape. Planner Bolan said in reviewing the Master Plan and Section 40:55D-31 of the MLUL in terms of this site, they have done a good job in making all this work, showing improvements with the setbacks and it is consistent with the Master Plan. Engineer Symonds commented on the survey plan stating that since the two lots have been merged the line needs to be removed. Attorney George referred to Sheet Page 7 regarding the septic system. Attorney George said the reports prepared by the board professionals are very thorough. At the conclusion of the board's discussion, Chairman MacQueen opened the hearing to the public for comments and statements. There were none.

Chairman MacQueen announced the public portion of the hearing is now closed. The board deliberated at this time and were all in favor of this application noting the water will be collected much better by keeping everything on the property and said this is a huge improvement from what is on the property now. Motion by Mr. Schmidt and seconded by Mr. Gerlich to approve the Site Plan with Bulk Variances with the following conditions:

- a. The applicant shall obtain any other required approvals from outside agencies having jurisdiction.
- b. The applicant shall comply with those recommendations contained in the review letter of Engr. Jess Symonds dated August 16, 2010.

**ROLL CALL VOTE:**

**AYES:** Mr. Schmidt, Mr. Gerlich, Mr. Maurizio, Mr. Abuchowski, Mr. MacQueen, Ms. Bleck, Mr. Eberle

**NAYES:** NONE

**ABSTAIN:** NONE

**ABSENT:** Mr. Weeks, Mr. Piazza, Mr. Piasecki, Mr. Rich, Mr. Weiler

**Attorney Gallina will prepare the Resolution for the next meeting on September 7, 2010.**

**PRESENTATION OF BILLS:**

- |                       |  |
|-----------------------|--|
| a. John Gallina, Esq. | \$560.00 – Review Draft Ord. (Alternative Energy)<br>Attend Board Meeting 8/3/2010 |
| b. Bayer/Risse Engrs. | \$478.00 - Prepare & Attend Bd Mtg 8/3/2010  |
| <b>Total:</b>         | <b>\$1,038.00</b>  |

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

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**CORRESPONDENCE:**

**OPEN TO THE PUBLIC**

Mr. Locker had a few questions regarding the screening for wood burning stoves, the 180' setback from neighbors. Chairman MacQueen said that the Alternative Energy Ordinance will be on the September 7<sup>th</sup> agenda for discussion.

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Gerlich to adjourn the meeting at 8:00 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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