

REGULAR MEETING

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

September 17, 2019

The 924th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:07 pm by Chairman Gary MacQueen. Present were: Mr. Wunder, Mr. Piasecki, Ms. Bleck, Mr. Weiler, Mayor Schmidt, 1st Alternate Skidmore and Attorney Gallina. **Excused:** Mr. Rich & Mr. Schmidt. **Absent:** Mr. Duckworth.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 15, 2019, faxed to the Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Lebanon Township Website and on the Bulletin Board in the Municipal Building on September 6, 2019.

PRESENTATION OF MINUTES: July 16, 2019 Regular Meeting

Motion by Mr. Skidmore and seconded by Mayor Schmidt to approve the minutes as presented. Unanimously approved with Mr. Wunder abstaining.

NEW BUSINESS:

Old Millpond Farm, LLC Block #60 Lot #4
c/o Simone Soernsen & Edward Grannis Musconetcong River Road R1½
189 Musconetcong River Road
Washington, N.J. 07882

PUBLIC HEARING Conditional Use/Site Plan/Bulk Variances

Attorney Guy Wilson was present on behalf of the applicant Old Millpond Farm. Attorney Gallina marked the following items into evidence: **A1**-Affadavit of Proof of Service, **A2**-Certified List of Property Owners & Utilities-Lebanon Township, **A3**-Certified List of Property Owners & Utilities-Washington Township, **A4**-POD Slips, **A5**-Notice to Property Owners, **A6**-Notice in Newspaper, **A7**-Taxes Paid, **A8**-Letter from HC Planning Board dated September 13, 2019, **A9**-Letter from HC Planning Board dated September 16, 2019.

Attorney Wilson stated that they were to start the public hearing this evening but an issue came up with the County Planning Board and they need us to prove to them what the ROW is on Musconetcong River Road on the north side. The County Planning Board can only go back to 1987 digitally to review deeds. The County thinks that they have more of a ROW then the 33' from the centerline. If so, it could adversely affect where the building would be placed. Even thou we don't feel that is the case, we have to comply with the County's request. This afternoon I got from Eldon Allen a map dated from 1934 which found to be very interesting. The County informed the applicant that they need proof that the ROW is 33' from centerline of Lot #5 and in the absence of the 33' ROW the applicant will need to provide a 30x100 sight easement on the eastside of Lot #5 driveway. The applicant shall provide a certified letter and return receipt showing delivery to the property owner of Lot 5 for the requested 30x100 sight easement. Also, to show on the plan a 30x100 sight triangle beginning at the west-side edge of the pavement of the Lot 5 driveway. Attorney Wilson said they need to accomplish this before coming back to the board. Attorney Wilson asked to have the hearing carried until October 15th at 7:00 p.m. Attorney Gallina announced to the public that the application for Old Millpond Farm will be continued to the October 15, 2019 Planning Board Meeting at 7:00 pm. No further notice will be given.

PRESENTATION OF BILLS & REPORT:

- a. John Gallina, Esq. \$ 975.00
 - b. Bayer/Risse Engrs. \$ 195.00
 - c. H.C.P.Z.A-Luncheon \$ 35.00 – Luncheon/Seminar – G. Glashoff
- Total: \$1,205.00**

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Motion by Mr. Weiler and seconded by Ms. Bleck to approve the bills for payment. Unanimously approved.

CORRESPONDENCE:

- a. NJPO Newsletter
- b. Articles on Affordable Housing/Foreclosed Properties – League of Municipalities

OPEN TO THE PUBLIC No public present

Being no further business to come before the board or comments from the public, motion by Ms. Bleck and seconded by Mr. Piasecki to adjourn the meeting at 7:23 pm. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK