

Lebanon Township Planning Board
September 20, 2011
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continued to question Engineer Joseph at length. There was dialog between the board members regarding Attorney Simon's questions of Engineer Joseph. Mr. Rich asked about an alternative site and asked if they had done propagation on any other sites. Engineer Joseph said no. The question was asked about traffic data. Attorney Fairweather said they have no traffic data. Vice Chairwoman Bleck announced that the board will take a recess at this time 8:40 p.m. When the board reconvened at 8:49 p.m. Vice Chairwoman Bleck opened the hearing back up to the public for questions of the witness. The following people asked many questions of Engineer Joseph: Todd Cifrodelli of Wilde Lane, referred to the black dot on the propagation map which is his property and asked if that was a site that was being considered. Engineer Joseph said it was a possibility. Nicholas Avallone, Country Woods Drive, Steve Lenzinger, Country Woods Drive, David Tullo, Route 513, Walter Wehof., and Attorney Simon also had questions.

Vice Chairwoman Bleck asked if there were any additional questions from the board. There were none. Being no further questions from the public, Ms. Glashoff was asked for a continuation date. Ms. Glashoff offered two dates. After a brief discussion, the board will hold a Special Meeting on Tuesday October 11, 2011 at 7:00 p.m. The new date was announced to the public by Attorney Gallina.

ITEMS FOR DISCUSSION:

- a. Proposed Grading Ordinance 5th Amendment – Engineer Risse
- b. Sign Ordinance – Memo from Zoning Officer
- c. Memo from Sandra Huber re: lit signs
- b. Solar in Commercial & Industrial Zones

The board discussed having a second meeting in October. Mr. Piasecki stressed the importance of continuing the work on the Commercial and Industrial zones for Solar. The board decided to hold their regular meeting on Tuesday October 4, 2011 for the continuation of their discussion on solar and the grading ordinance. Ms. Glashoff informed the board that they will probably have an informal on that evening also.

The memos from the Zoning Officer and Sandra Huber were briefly discussed. Attorney Gallina noted that the ordinance for lit signs prohibiting them was adopted by ordinance back in 1991. Ms. Glashoff noted that all the signs in the shopping center are lit. She looked at the minutes, resolution and plans and found nothing that granted signs being lit at the time of the approval. The prior tent removed not only his sign but the box. Attorney Gallina said those existing signs are grandfathered since they were there before the ordinance went into effect. If Ms. Huber wants a lit sign she will have to get a variance.

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$ 840.00
b. Michael Bolan, PP	\$2,101.68
c. Bayer/Risse Engrs.	\$ 328.63
Total:	\$3,270.31

Ms. Glashoff said she had one additional bill to add. The voucher is from Attorney Gallina for \$210.00 escrow for the Gargiulo application. This brings the total to **\$3,480.31**. Motion by Mr. Gerlich and seconded by Mr. Piasecki to approve the bills as amended. Unanimously approved.

CORRESPONDENCE:

- a. Article: NJ solar-energy boom hurts market for credits
- b. Zoning Practice 8/11 re: Cell Towers

Being no further business to come before the board, nor comments from the public, motion by Mr. Gerlich and seconded by Mr. Schmidt to adjourn the meeting at 9:55 p.m. Unanimously approved.

VICE CHAIRWOMEN DOREEN BLECK

GAIL W. GLASHOFF, PLANNING BOARD CLERK