REGULAR MEETING

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

June 15, 2021

The 936th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Duckworth, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Abuchowski, Attorney Gallina & Engineer Bayer. **Excused:** Mr. Weiler & Mr. Skidmore.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on March 2, 2021, 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 June 8, 2021.

PRESENTATION OF MINUTES: May 4, 2021 PB & TC Joint Meeting

Ms. Koehler said she had a few amendments to make to the minutes and went over with the board the amendments. Motion by Mr. Schmidt and seconded by Mr. Rich to approve the minutes as amended. Unanimously approved.

NEW BUSINESS:

Brookside Farms	Block #7	Lot #3
Greg DeStefano	Route 31	B2 Zone
2027 Route 31		
Glen Gardner, N.J. 08826		

PUBLIC HEARING	Minor Site Plan /Bulk Variances
	Report - Engr. Bayer

Letter from Lanza & Lanza requesting to reschedule Public Hearing.

Ms. Glashoff received and read into the record a letter dated June 11, 2021 from Lanza and Lanza requesting to have this hearing adjourned until Tuesday July 27, 2021 at 7:00 p.m. Attorney Gallina announced to the public regarding the rescheduling of the Public Hearing of Greg DeStefano to July 27, 2021 with no further notice given. Motion by Ms. Koehler and seconded by Ms. Bleck to approve the rescheduling of the application of Greg DeStefano. Unanimously approved.

HOME OCCUPATION REVIEW PER SECTION 400:37-6(b) 2

Thomas Baumann		Block #67	Lot #2.04
Baumann & Son, LLC	Plumbing & Heating	Red Mill Ro	oad R5

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The board reviewed and discussed the application of Thomas Baumann for a Home Occupation per Section 400:37-6(b)2 and found that the request met the criteria. Motion by Ms. Koehler and seconded by Mr. Abuchowski to approve the application for a Home Occupation and to have Ms. Glashoff refer the application back to the Zoning Officer. Unanimously approved.

ITEMS FOR DISCUSSION:

a. Escrow Agreement Revised

Ms. Glashoff stated that the board had asked Attorney Gallina to tweak the agreement and also increase the balance requirement from 35% to 50% in the agreement. Attorney Gallina reviewed the MLUL regarding Escrows and made some changes/updates to the agreement which was needed. Ms. Glashoff said in reviewing Section 9 Return of Escrow Balances, Attorney Gallina added the Board Clerk and Board Secretary which was not in that Section under the MLUL. Ms. Glashoff said that in the law it doesn't say anything about having someone else involved with the escrow bills. Ms. Glashoff stated that there are other municipalities that have someone in Planning & Zoning involved with the escrow process and said that she has been involved with the escrows since its inception. At the conclusion of the board's discussion, Chairman MacQueen asked for a motion to approve the agreement. Motion by Mr. Abuchowski and seconded by Ms. Bleck to approve the revised Escrow Agreement and send to the Township Committee for Introduction and Public Hearing. Unanimously approved.

b. Application Fees

Chairman MacQueen asked if everyone had a chance to review the proposed fee increases from Mayor Schmidt and Ms. Glashoff. Ms. Glashoff stated that after the May 4th meeting the Mayor went over the fees with proposals and contacted her to sit down and go over the figures. What everyone has in front of them is the new proposed fee increases. After a brief discussion, motion by Ms. Bleck and seconded by Mr. Duckworth approve the proposed amended fee schedule and forward to the Township Committee for Introduction and Public Hearing. Unanimously approved.

c. Lighting Ordinance Update – Bev, Abe, Josh

Ms. Koehler said that at the Township Committee the decision was that this would not fall under police powers but land use and should come back to the Planning Board. Ms. Koehler said the Committee feels that this is in the right place as of now. Ms. Koehler asked if once the sub-committee is ready do you want it to come back to the Planning Board before going to the Committee. Chairman MacQueen said yes so the board can look it over and also to have the Planner review it. Ms. Glashoff said the next Planning Board meeting will be on July 27th.

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d. Cannabis Ordinance Update - Bev & Abe

Mr. Abuchowski said they have finalized their recommendations and are going to provide it at tomorrow night's Committee meeting and once it is agreed we will come back to the Planning Board so they can review it and approve then the Committee will introduce it at their July 7th meeting with the public hearing on August 18th. Chairman Macqueen asked if we were totally opting out. Mr. Abuchowski said he didn't know and won't until tomorrow night's Committee meeting. Mr. Abuchowski said once agreed by the Township Committee it will come back to the Planning Board. Once the Planning Board agrees with the proposal it will go back to the Committee for adoption.

e. Changes for applications to qualify for Farm Assessment (Cannabis & Hemp)

Ms. Glashoff informed the board the flyer she gave them is from the Assessor who put the flyers in all the envelopes going out to everyone with farm assessment. Part of what is on the flyer Ms. Koehler spoke about at the last meeting, but this also covered other items. I gave it to the board as an FYI. Ms. Koehler said if the Federal Government changes the law it will change how things are handled now.

PRESENTATION OF BILLS:

a. John Gallina, Esq.	\$262.50 – prepare amended Escrow Agreement, discuss with
	Board Clerk.
	\$450.00 – Attend PB Mtg 5/4/2021 Review Lighting Ord.
	Review Memo from Township Attorney Lyons
Total:	\$712.50

Motion by Mr. Schmidt and seconded by Ms. Bleck to approve the bills as presented. Unanimously approved. Ms. Glashoff said on the dias for each of you are the revised plans and report from Planner Kyle, also in your packets is the report from Engineer Bayer on Greg DeStefano for the July 27th meeting.

CORRESPONDENCE: NJPO Newsletter – March/April 2 Articles from the NJLM

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 7:40 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN