### **REGULAR MEETING**

Lebanon Township Planning Board Municipal Bldg 530 West Hill Road Glen Gardner, N.J. August 17, 2021

The 938<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:01 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Ms. Bleck, Mr. Piasecki, Mr. Rich, Mr. Weiler, Mr. Schmidt, Mr. Abuchowski, Mr. Skidmore, Attorney Gallina and Engineer Bayer. Excused was: Mr. Duckworth

Notice of this meeting was published in the Hunterdon Review. Copies of the agenda were posted on the Lebanon Township website and bulletin board in the Municipal Building.

**PRESENTATION OF MINUTES:** July 27, 2021 Regular Meeting

Motion by Ms. Koehler and seconded by Mr. Abuchowski to approve the minutes with minor corrections. Unanimously approved.

#### **RESOLUTION:**

MINOR SITE PLAN AND BULK VARIANCE APPROVAL				
Greg DeStefano/Brookside Farms	Block #7	Lot #3		
2027 Route 31	Route 31	B2 Zone		
Glen Gardner, NJ 08826				

No comments were made by the Board on the Resolution. A motion was made by Mr. Schmidt seconded by Ms. Koehler to adopt the resolution as presented.

ROLL CALL:	Those in favor:	Ms. Koehler Mr. MacQueen	Mr. Schmidt Mr. Abuchowski	Mr. Skidmore
	Those opposed:	None		
	Those abstained:	Mr. Piasecki Mr. Rich	Ms. Bleck Mr. Weiler	

#### **ORDINANCE FROM TOWNSHIP COMMITTEE FOR COMMENT:**

## a. Ordinance No. 2021-11 (Zoning)

No comments were made by the Board. A motion was made by Ms. Bleck and seconded by Mr. Piasecki to send the ordinance back to the Township Committee for adoption. Unanimously approved.

NEW BUSINESS:		
INFORMAL HEARING		
John E. and Erin Edwards	Block #12	Lot #8
218 County Road 513	RC Zone	
Glen Gardner, NJ 08826		

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Mr. Edwards provided an overview of his farm operation where he runs a CSA (Community Supported Agriculture) and raises chickens and hogs. For 20 weeks out of the year, he offers a vegetable box to his subscribers who pick up their box every Friday between 1-6PM. He currently has 40 subscribers and plans to offer 100 subscriptions in 2022.

When asked by Ms. Koehler the nature of the complaint, Mr. Edwards said a complaint was raised about his hoop tunnel location, its unsightliness and it being in the front yard setback. In addition, a complaint was made regarding the unsightliness of his IBC irrigation tote containers. Attorney Gallina stated the hoop tunnel should be kept within the proper setback and referred to the Township's "Right to Farm" ordinance regarding aesthetics and the complaint. Attorney Gallina also stated that roadside stands are permitted as a conditional use in the RC Zone and therefore it is advised that Mr. Edwards provide the Board with a site plan for conditional use. If all the requirements cannot be satisfied, Mr. Edwards can go to the Board of Adjustment for a conditional use variance.

Engineer Bayer stated his concern regarding the distance between the two driveways. He suggested an operational plan would be helpful to see how people will proceed through the property.

It was advised that the applicant hire an engineer to prepare the site plan and upon completion of the appropriate paperwork and completeness hearing, will be given a hearing date.

### **PRESENTATION OF BILLS:**

	Total:	\$1,770.20
b. Jim Kyle, PP		\$795.20
a. John Gallina, Esq.		\$975.00

Motion by Mr. Weiler and seconded by Ms. Bleck to approve the bills as presented. Unanimously approved.

## ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:51PM with a motion by Ms. Bleck and seconded by Ms. Koehler. All were in favor.

GARY MACQUEEN, CHAIRMAN