

REGULAR MEETING

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

December 7, 2021

The 941st 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, Mr. Skidmore, Attorney Gallina, Planner Kyle & Engineer Bayer. Also, attending the meeting was Mayor Mike Schmidt. **Excused:** Mr. Weiler.

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 posted on the bulletin board in the Municipal Building.

PRESENTATION OF MINUTES: October 5, 2021 Regular Meeting

Motion by Ms. Koehler and seconded by Mr. Duckworth to approve the October 5, 2021 minutes as presented. Unanimously approved by those eligible to vote.

Chairman MacQueen announced that the board will take a short recess at this time. The board will celebrate and have cake for Josh Rich completing 50 years as a Class IV member of the Planning Board. Josh was appointed to the board January 1971. During his tenure he served as Chair for 30 years. For the celebration the following people were also present: Karen Rich, Janet MacQueen and Tom Bleck.

ITEMS FOR DISCUSSION:

Ordinances for review and comment:

a. Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces.

Chairman MacQueen asked Planner Kyle to address the proposed ordinance. Planner Kyle went over all the sections of the proposed ordinance and noted that this ordinance has not been introduced at this time, but the Township Committee wanted input from the Planning Board to review and make comment. Planner Kyle said Governor Murphy signed into law the ordinance regarding Electric Vehicles on July 9, 2021. The legislators in August amended the Municipal Land Use Law (MLUL). This was to authorize, encourage vehicle supply/service equipment and have parking spaces for electric vehicles. Planner Kyle referred to the section on approvals & permits. In the ordinance the Zoning Officer shall enforce all signage and installation requirements. Failure to meet the requirements in the ordinance shall be subject to the same enforcement and penalty provisions that are in the land use regulations. Planner Kyle reviewed the requirements for new installation and make ready parking spaces.

There is a section on standards for all new electric vehicles/make ready parking spaces which include the minimum parking requirements. Planner Kyle went over the sections on safety/signage and usage fees. At the conclusion of the board's discussion, motion by Ms. Bleck and seconded by Mr. Rich to send the ordinance to the Township Committee for Introduction. Unanimously approved. This ordinance will be introduced in 2022

b. Ordinance amending Chapter 400-13 entitled "Signs"

Chairman MacQueen asked Planner Kyle to address the Sign Ordinance amending Chapter 400-13D, this also included Section 400-13C and Section 400-13E. Planner Kyle noted that Section 400-13D addresses Temporary Signs, Political Signs and Temporary Political Signs. In the proposed amended ordinance it lists that the placement of temporary political signs shall be prohibited on: **i.** Municipal Building Complex, **ii** Fire Department properties owned by the Township, **iii.** Museum, **iv.** DPW (Department of Public Works), **v.** Library and **vi.** Memorial Park. In the ordinance it states there shall be exceptions to items v & vi. At the conclusion of the board's discussion, motion by Mr. Schmidt and seconded by Mr. Duckworth to send the ordinance to the Township Committee for Introduction. It was also noted that this ordinance will also be Introduced and then have a Public Hearing in 2022.

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ITEMS FOR DISCUSSION: Cont'd

2. Board terms expiring on December 31, 2021

- a. Class I - Mayor or Mayor Designee
- b. Class III – Committee Member
- c. Rick Weiler (Class IV-4 Year Term)
- d. Darryl Schmidt (Class IV-4 Year Term)

Motion by Mr. Piasecki and seconded by Ms. Bleck to recommend to the Township Committee that Mr. Weiler and Mr. Schmidt both Class IV – 4 year term members be reappointed to the Planning Board. Unanimously approved.

3. 2021 Year End Budget/2022 Proposed Budget

The board reviewed the Preliminary 2021 year end budget and proposed 2022 budget. The board decided to keep the Planner and Engineer budgeted amount the same as 2021. Motion by Mr. Rich and seconded by Ms. Bleck to amend/increase those two line items by \$1,000.00 ea. Unanimously approved.

4. Dates for Reorganization - January 18, 2022 February 1, 2022 - for inclement weather on Jan 18th

The board agreed to the dates recommended by Ms. Glashoff for their reorganization meeting with February 1st as backup for inclement weather.

5. Interview for prospective Board Member – Alternate II – 2 Year Term

Chairman MacQueen said that the board still has an opening for an Alternate II member and he would like to recommend Mr. Abuchowski to fill the vacancy. Mr. Abuchowski stated he would like to stay on the board. Motion by Mr. Duckworth and seconded by Ms. Bleck to recommend to the Township Committee the appointment of Mr. Abuchowski to the Alternate II position which is a 2 year term. Unanimously approved.

PRESENTATION OF BILLS:

- a. John Gallina, Esq. \$300.00 –Attend PB Meeting 10/5/2021
Total: \$300.00

Motion by Mr. Schmidt and seconded by Ms. Koehler to approve the bill as presented. Unanimously approved.

CORRESPONDENCE: NJPO Newsletter September/October 2021

Ms. Glashoff passed out an article from the League of Municipalities on Legal Q/A regarding Municipal Questions on the Cannabis Application Process.

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 7:55 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK