

REGULAR MEETING

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

October 17, 2017

The 910th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:03 p.m. by Chairman Gary MacQueen. Present were: Mr. Duckworth, Mr. Darryl Schmidt, Mr. Rich, Mr. Weiler, Mr. Wunder, 2nd Alternate Skidmore & Planner Bolan. Also in attendance: Mayor Marc Laul, Deputy Mayor Mike Schmidt & Committeewoman Bev Koehler. Excused: Ms. Bleck, Mr. Piasecki, Mr. Gerlich, Attorney Gallina, Engineer Risse & Mr. McKee recused himself from the OSRP discussion.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on February 7, 2017, faxed to the Hunterdon Review, 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 October 11, 2017. Notice was published in the Hunterdon Review on August 30, 2017 that members of the Township Committee will be attending Planning Board Meetings on September 19th, October 17th and December 5, 2017.

PRESENTATION OF MINUTES: September 19, 2017 Regular Meeting

Ms. Glashoff informed the board that she found in the second paragraph which starts with "Notice of this meeting" the second line was out of sync and she corrected it. Motion by Mr. Rich and seconded by Mr. Weiler to approve the minutes with the minor correction as presented. Unanimously approved.

ITEM FOR DISCUSSION:

Open Space & Recreation Plan & Mapping for Review – Planner Bolan
(Memo from Planner Bolan- PB Members please bring all info on the OSRP to meeting)

Planner Bolan referred to the Table of Contents stating the categories that are used in the Open Space and Recreation Plans are somewhat different than what would be used normally. The following items have to be included for Green Acres: Executive Summary, Goals & Policies, Needs Analysis, Resource Assessment, Action Plan, System Map and Public Participation & Planning Consistency. Planner Bolan said the only thing the board doesn't have at this time is the System Map which the Environmental Commission has been working on. Planner Bolan stated the Concept Plan for the Rich Tract is included in the information you received. This tract has been merged to Memorial Park. Planner Bolan said it is a good idea to leave this tract in the plan since there is a need for additional fields. This design is just to show a layout for future fields. Planner Bolan said back when this tract was laid out a 3 acre parcel was carved out for a future Post Office which is in the B1 zone on the corner of Bunnvale and Hill Road but is not under consideration anymore. Planner Bolan suggested leaving this component in the plan even though it is not under consideration at this time.

Planner Bolan reviewed the maps which show the other tracts that are already preserved referencing the EOSC Proposed Preservation Priorities. Everything shown in Pink is preservation priorities, light orange is existing farmland preservation and the remaining colors are existing open space which includes Township, County, State and Private. Planner Bolan referred to the Resource Assessment which is a crucial part of the OSRP. This shows the lands that have potential to provide recreation opportunities. The first part of this assessment is to identify lands with potential to provide active recreation opportunities. The second part will outline the Township's approach to identifying resource conservation and passive recreation site. Planner Bolan told the board that the Township should approach the County Planning Board and the County Freeholders along with the NJDEP to seek opportunities for construction of fields on other public lands. The most likely County Park to be able to

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accommodate facilities is at the Teetertown Preserve/Mountain Farm location. Planner Bolan noted the Township in working with State & County agencies along with non-profits that have identified lands that are suitable for preservation, mainly as passive recreation and open space lands. This type of land is compatible with the goals of our plan as well as the goals of water supply and natural resource protection.

Under Resource Assessment is Table 11-NJ Landscape Program Ranking Systems. Lebanon Township is rich in habitat that is suitable to support populations of threatened and endangered species. There are 5 landscape project categories and 4 of those categories represent forested wetland, emergent, forest and grassland habitat. Most of these habitats have documented presence of State threatened and endangered species. There is also grassland habitats in the Township which has documentation of the threatened and endangered species, which include areas along the South Branch of the Raritan River, the Musconetcong River and areas in the vicinity of the Spruce Run Creek.

Planner Bolan said that Lebanon Township has chosen to utilize the NJ Landscape Project data to further define priorities for preservation in keeping with the goals and policies of the plan. Planner Bolan noted as part of the development of the plan, OSEC has developed a list of preservation prioritization criteria. They include trail connectivity and access, contiguous open space, water quality, farmland preservation, woodland preservation and ecological corridors. Moving on to the Action Plan, Planner Bolan said a number of action plans have been implemented successfully and should be continued. Memorial Park which is centrally located has a total of 37 acres to serve the residents. The Township should contact both the County and State to seek use of lands in existing park facilities for the potential to construct athletic fields. Planner Bolan suggested the Township should solicit landowner interest in participating in the Green Acres funding and other acquisition programs. The use of easements and agreements should be considered in lieu of acquisition of property. In some circumstances a landowner may be amendable to providing access to their property but do not wish to sell their property. Also, the Township could consider the feasibility of assessing fees for field use, which could be used to cover the costs of field maintenance.

Planner Bolan suggested the Township could consider a stewardship and education program in conjunction with its preservation efforts and even if the landowner decided not to participate in the ongoing preservation program, they would be left with information that is critical to overall resource protection. Planner Bolan referred to Item f which is conservation easements and agreements. Recreational lands passive and active can be made more accessible with access through conservation easements. When property owners are reluctant to have their property with an easement or agreements, agreements to permit limited activities, like trail access may be appropriate. With conservation easements they can encompass some desirable environmental resource such as a stream, floodplain or steep slopes. Limited access permitted through conservation easements can make certain lands more accessible to the public. Planner Bolan spoke about partnering with other agencies examples: County, State through the Divisions of Parks/Forestry/Fish and Wildlife. There are also, non-profits and watershed groups that have also become active in land preservation which include NJ Conservation Foundation, Nature Conservancy, Hunterdon Land Trust and the Raritan Headwaters Association which are active in the Township.

The Board Members and Committee Members had many questions & comments and at the conclusion of the questions and comments, Planner Bolan said the next step is for the Planning Board to hold their Public Hearing on December 5th. The Township Committee will also hold a Public Hearing the next evening on December 6th. This is a requirement of Green Acres in order for the Township to qualify for funds.

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Chairman MacQueen asked for a motion at this time. Motion by Mr. Rich and seconded by Mr. Wunder to have Planner Bolan finalize the Open Space Recreation Plan in order to have a public hearing on December 5, 2017.

ROLL CALL	Yes: Mr. Duckworth	Mr. Weiler	No: None	Absent: Mr. McKee
	Mr. Schmidt	Mr. Wunder	Abstain: None	Mr. Piasecki
	Mr. Rich	Mr. Skidmore		Mr. Gerlich
	Mr. MacQueen			Ms. Bleck

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$ 412.50
b. Michael Bolan, PP	\$1,816.50
c. Bayer/Risse Engrs.	\$ 318.75
Total:	\$2,547.75

Two additional vouchers from Engineer Risse one for **\$255.00** meeting attendance and the other for **\$382.50** for escrow review on Westphalen totaling **\$637.50**. Bringing the grand total amount for the bills to **\$3,185.25**. Motion Mr. Rich and seconded by Mr. Wunder to approve the bills as amended. Unanimously approved.

Being no further business to come before the board, nor comments from the public, motion by Mr. Darryl Schmidt and seconded by Mr. Rich to adjourn the meeting at 8:03 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK