

REGULAR MEETING

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

October 21, 2014

The 885th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:05 p.m. by Chairman Gary MacQueen. Present were: Mr. Milkowski, Mr. Laul, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, Mr. McKee, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Schmidt

Notice of this meeting was published in the “Annual Meeting Notice Schedule” adopted by this board on January 14, 2014, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on October 15, 2014.

PRESENTATION OF MINUTES: September 2, 2014 Regular Meeting

Motion by Ms. Bleck and seconded by Mr. Gerlich to approve the minutes with a minor correction. Unanimously approved.

FYI:

Letter from Cherry/Weber & Associates. Valley View School applied to the DEP for a permit to replace the existing access bridge because of the condition of the existing bridge. Comments were made by the board whether a trout stream study or endangered species study would be asked for by the DEP. Mr. Weiler said he heard that something to that effect held up the permit either over the stream or endangered species.

ITEMS FOR DISCUSSION:

a. Preliminary Budget 2015

The board discussed the proposed budget for 2015. The board decided to increase Attorney Gallina’s line item by \$500.00 bringing the new amount to \$5,500.00 and also to increase the engineer’s line item by \$300.00 bringing the amount to \$3,800.00. The board discussed at length the litigation line item and in conclusion decided to put \$5,000.00 in because litigation can take up to two years and if they get involved in litigation they can always put the additional money in for the following year. This brings the new total under professionals to \$23,800.00 with an increase of \$5,800.00. Ms. Glashoff noted that there will be a charge under Computers for \$400.00 because of the upgrades and updates that will be taking place before the end of year. This is the only increase under the other portion of the budget. Ms. Glashoff will have for the board’s next meeting on December 2nd an updated copy of the budget for their review. The board will vote at the December meeting on their budget.

Ms. Glashoff noted at the December meeting as of now, Muller Toyota plans to come in with an amended Site Plan and there is a possibility of an informal. Engineer Risse informed the board that Muller Toyota had to address issues with the DEP and the DOT. These amendments have warranted them coming back to the board with an amended Site Plan.

Planner Bolan asked to address the Housing Plan. Planner Bolan said the Housing Plan doesn’t come out of the board’s budget but if we don’t get a grant is there enough money in the Affordable Housing Trust Fund to cover the cost of preparing the plan. Ms. Glashoff informed Planner Bolan that we do not have a large amount of money in the account and wanted to know how much the Housing Plan would cost. Planner Bolan said this will cost more than the last time he did a Housing Plan and could be up to around \$10,000.00. Ms. Glashoff asked Planner Bolan when he would start working on the Plan. Planner Bolan said if the new rules had been adopted, they would have gone into affect on November 17th. then we would have had 6 months until the May 15th deadline to have the Housing Plan completed. Planner Bolan we still have to do a Housing Plan which will need to be completed next year. Planner Bolan will keep the board posted.

b. Reorganization Date: January 13, 2015 or January 20, 2015

After a brief discussion the reorganization date will be January 13th with the January 20th date as a backup in the event of bad weather.

c. Terms expiring on December 31, 2014

Mayor – Class I	1 year term	Class II	1 year term
Committeeman – Class III	1 year term	Josh Rich – Class IV	4 year term
Art Gerlich – Alternate I	2 year term		

It was noted that since Marc Laul who is the Class II member will be leaving the board to be on the Township Committee next year, the Township Committee will need to find a replacement. Chairman MacQueen asked if Mr. Rich and Mr. Gerlich would like to be reappointed for another term. Mr. Rich and Mr. Gerlich said yes. Mr. Rich was asked how long he has been on the board. Mr. Rich said this is his 44th year on the Planning Board. Ms. Glashoff will do a memo to the Township Committee with the board’s recommendation.

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PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$ 507.50
b. Michael Bolan, PP	\$ 870.60
c. Bayer/Risse Engrs	\$ 382.50
d. H.C. Planning Board Dinner/Awards	\$ 45.00 (3)
Total:	\$1,805.60

It was noted there was one additional bill for Attorney Gallina for **\$253.75**. This brings the grand total to **\$2,059.35**. Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as amended. Unanimously approved. Mr. Milkowski gave a report on the County Planning Board Dinner/Awards with three of us attending. There were a lot of award presentations. Mr. Milkowski said it would have been nice to have a few more of us there. Chairman MacQueen asked where the dinner was held. The dinner was held at Rasperrys on Route 12.

CORRESPONDENCE:

- a. Ltr to Zoning Officer
- b. Law of the Land Articles
- c. NJLM re: COAH Update
- d. Fair Share Housing Center Update on Governor's Proposal
- e. NJPO Newsletter

Mr. Weiler had a question for Planner Bolan about the COAH letter and the fees for non-residential. Mr. Weiler wanted to know what was going too happened with the fees. Planner Bolan said he had no idea, but he felt they would continue to exempt those fees at some point. Mr. Weiler asked who determines it. Planner Bolan said the Legislature and the Governor. Mr. Weiler asked when this would come up. Planner Bolan said he didn't know.

Mr. Skidmore asked if it were possible to refund the Csernica application fee and understands that the reviews by our professionals will be deducted from the escrow. Ms. Glashoff said she will be sending them a voucher for reimbursement of the balance. Attorney Gallina said under law the board can not refund application fees.

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 7:35 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK