

**REGULAR MEETING**

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

**December 5, 2017**

The 910<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Gary MacQueen. Present were: Mr. McKee, Mr. Duckworth, Mr. Darryl Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. Weiler, Mr. Wunder, 1<sup>st</sup> Alternate Gerlich, 2<sup>nd</sup> Alternate Skidmore, Attorney Gallina and Planner Bolan. **Excused:** Engineer Risse. Also present: Mayor Marc Laul, Deputy Mayor Mike Schmidt and Committeewoman Beverly Koehler.

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 November 29, 2017. Notice was also published in the Hunterdon Review on August 30, 2017 that members of the Township Committee will be attending Planning Board Meetings on September 19<sup>th</sup>, October 17<sup>th</sup> and December 5, 2017.

**PRESENTATION OF MINUTES:**                      October 17, 2017                      Regular Meeting

Motion by Mr. Piasecki and seconded by Mr. Wunder to approve the minutes as presented. Unanimously approved.

**FYI: Ordinances being amended: Chapter 400-51 (Ordinance 2017-07) & Chapter 400-57 (Ordinance 2017-08)  
Public Hearing @ Township Committee Meeting - December 6, 2017**

Ms. Glashoff informed the Board that the Township Committee had the introduction on both of these ordinance amendments on November 1, 2017 and will be holding the public hearing on both tomorrow evening December 6<sup>th</sup>. By law these come to you before the public hearing to make sure that the board doesn't have any changes to the amendments. The board was good with the ordinance amendments as presented to the Township Committee for introduction and to have the public hearing tomorrow evening.

**ITEMS FOR DISCUSSION:**

**a. Budget 2018**

Ms. Glashoff noted that the proposed budget for 2018 at this time is only preliminary but will have a final budget proposal for the Reorganization meeting in January.

**b. Set Date for Reorganization Meeting - January 16, 2018**

Ms. Glashoff reminded the board that they will have to start working on the affordable housing plan which is supposed to be completed by February. Planner Bolan said that we would most likely be able to get an extension from the February deadline. Chairman MacQueen suggested having a second date in January for Reorg in the event of bad weather. Ms. Glashoff suggested January 23<sup>rd</sup> as a backup date. Board agreed.

- c. **Board Terms:**
  - a. Class I Mayor – 1 year Term
  - b. Class II – 1 Year Term (Adam Duckworth)
  - c. Class III - Committee Member — 1 Year Term
  - d. Rick Weiler – Class IV 4 Year Term
  - e. Darryl Schmidt – Class IV 4 Year Term
  - f. E.J. Skidmore – Class IV 2 Year Term Alt 2

**Lebanon Township Planning Board**

**December 5, 2017**

**Page 2**

After a brief discussion, Ms. Glashoff will prepare a memo to the Township Committee recommending the reappointments of Mr. Duckworth Class II, Mr. Weiler, Mr. Schmidt Class IV 4 year terms and Mr. Skidmore Class IV 2 year Alternate II.

At this time Mr. McKee recused himself from the next item on the agenda and left the meeting room at 7:15 p.m.

**NEW BUSINESS:**

Lebanon Township Planning Board

Open Space Recreation Plan & Mapping

**PUBLIC HEARING**

Update to Master Plan/Green Acre Funding

Ms. Glashoff announced that all the notices are in order and the board can proceed with the public hearing. At this time Planner Bolan took over and made a presentation to the board and to the members of the public. Planner Bolan stated that anytime you amend the Master Plan the board has to have a public hearing per the Municipal Land Use Law (MLUL). Also, the Green Acres guidelines state that you have to have an Open Space and Recreation Plan which requires that there are two open public hearings. There will also be a public hearing at the Township Committee meeting tomorrow evening. In the MLUL this is considered an optional element of the Master Plan. Technically the only two elements that have to be adopted are the Land Use Plan and the Housing Plan. But if you want Green Acres funding than it is required that you have an Open Space & Recreation Plan.

Planner Bolan said the Executive Summary is the first section which summarizes the significant findings, the planning process, the origin and the purpose of the plan. Under the Goals and Policies, the board made some revisions based on their comments at the October 17<sup>th</sup>. Some examples are to establish and enhance recreational lands and public open space, to promote threatened and endangered species habitat protection through the acquisition of passive recreation resources, to encourage the continuation and expansion of non-profit camps for the continued contribution to recreation and open space in the Township and protect groundwater resources, including supply and quality through acquisition of open space in meeting the demands of the Township and resource to the region.

Under Resource Assessment a crucial part of the Open Space & Recreation Plan is the identification of lands that have potential to provide recreation opportunities. The first part of the 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 sites. Planner Bolan noted that before 2002 the Township merged the adjoining publicly owned lot which sits at the intersection of Bunnvale & West Hill Road into Memorial Park creating a 37 acre park centrally located in the Township. The reconfigured Memorial Park is uniquely suited to the construction of athletic fields, due to the flat terrain and central location within the Township.

Planner Bolan stated there are a number of initiatives underway to support the continued protection of existing water supplies in the form of land preservation programs with a number of agencies partnering to protect headwaters. The Township is uniquely positioned in this as all the Township's tributary streams are headwaters.

Under the Action Plan, the Township will continue to partner with the County/State/Non-Profit conservancies in preserving land. Planner Bolan said that in November of 2017 the Township Committee passed an ordinance authorizing the acquisition of 244 acres known as the Pelio property and allocating the Township's entire \$500,000

**Lebanon Township Planning Board**

**December 5, 2017**

**Page 3**

Green Acres grant to this acquisition with Hunterdon County and a Non-Profit as significant partners in this acquisition. In conclusion Planner Bolan's said in developing the Open Space and Recreation Plan, the Township has strived to achieve consistency with the Conservation & Land Use Plan elements of the Master Plan. The Conservation Element has identified many of the critical resources that are present in the Township and look forward for their preservation through a variety of means.

At the conclusion of the Board's discussion and open to the public for any comments, motion by Ms. Bleck and seconded by Mr. Wunder to adopt the Open Space & Recreation Plan with the addendum notice.

**ROLL CALL**      **Yes:** Mr. Duckworth      Mr. MacQueen      **Absent:** Mr. McKee  
                         Mr. Schmidt              Ms. Bleck              **Abstain:** Mr. Skidmore  
                         Mr. Gerlich              Mr. Weiler  
                         Mr. Piasecki             Mr. Wunder  
                         Mr. Rich

**Attorney Gallina will prepare the Resolution to be on the next Agenda of January 16, 2018.**

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.                      \$ 600.00  
b. Michael Bolan, PP                      \$1,889.00  
c. Bayer/Risse Engrs.                      \$ 255.00  
**TOTAL: \$2,744.00**

Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as presented. Unanimously approved.

**CORRESPONDENCE:** NJ League of Municipalities – Article on backyard chickens  
NJPO Newsletter – Fall 2017

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 7:36 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**