

REGULAR MEETING

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

December 6, 2016

The 902nd Regular meeting of the Lebanon Township Planning Board was called to order at 7:02 pm. By Chairman Gary MacQueen. Present were: Mr. Milkowski, Mr. Duckworth, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Ms. Bleck, Mr. McKee, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Weiler.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on February 2, 2016, 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 November 30, 2016,

PRESENTATION OF MINUTES: October 18, 2016 Regular Meeting

Motion by Mr. Piasecki and seconded by Mr. Rich to approve the minutes as presented. Unanimously approved by those eligible to vote.

RESOLUTION:

- a. Fred & Ryann Westphalen Block #49 Lot #1
 Preliminary & Final Site Plan w/conditions Woodglen & Anthony Roads RC 7½

Mr. Rich commented on what a great job Attorney Gallina did with the Resolution, that it was well written and covered all the concerns of the board with the conditions. Motion by Mr. Rich and seconded by Mr. Piasecki to adopt the Resolution as presented.

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

ITEMS FOR DISCUSSION:

Mr. Rich asked to speak regarding Planning Board resolutions. Mr. Rich said we had talked about tightening up and making sure that conditions are met and wanted to know if any new procedures have been put into place to make sure that conditions in a resolution have been met. Chairman MacQueen said that Ms. Glashoff gives the zoning officer a copy of each resolution. Mr. Rich asked about having a follow-up or checklist to make sure conditions have been met and if not it would be a red flag if items hadn't been addressed in a proper amount of time. Attorney Gallina said the board does not have the power of enforcement regarding the zoning officer. The board discussed this issue at length expressing concerns regarding conditions in the resolutions. Mr. Piasecki said even thou the Zoning Officer has the resolution, there is no follow up. At the last meeting there were several problems that were discussed by board members where the Zoning Officer didn't follow up. Mr. Milkowski asked if we could put something in place for a 6 month interval for the Zoning Officer to review to see if the resolutions are in compliance and complete and have him report back to let the board know. Mr. Rich said that the Zoning Officer was to go down to Davara twice a year for an inspection and he has never complied. Mr. Milkowski asked if we could have the Zoning Officer let us know if an application with condition have been met. Mr. Gerlich said he would do that but then it will be "I don't have enough time" or "I want more money". The board continued to discuss this issue at length. Mr. Schmidt said he has seen people crossing over route 31 from Muller Toyota and stand in the middle of the road waiting on traffic. This was mid-day when traffic is moving at a faster pace than during rush hour. Attorney Gallina informed the board on how the Zoning Board handles conditions. There is a time limit on getting permits and if that is not met they have to come back to the board for an extension of time. The board continued discussing the issues at hand. Mr. Piasecki noted that nothing has been done regarding the lights on the Cell Tower on the Melick property. There should be a fine of \$500.00 per day, but nothing is happening. Ms. Jacobus informed the board that per Ms. Glashoff, the Zoning Officer held off on issuing a summons because the attorney for the Cell Tower, Attorney Fairweather contacted Ms. Glashoff for an application which she sent. Mr. Milkowski said that once the lights haven been established, you just can't take them away, it would be very difficult. Mr. Piasecki noted that just because an application was requested a summons should have been issued. The Zoning Officer has some discretion and if he has a problem then he would need to discuss it with the Township Committee.

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Attorney Gallina said he understands that they will be coming in for an amended site Plan & Variance for the lighting since it isn't a permitted use. Mr. Schmidt asked if the application has come in yet. Attorney Gallina said to his knowledge nothing has been filed as yet. At the conclusion of the discussion, Chairman MacQueen referred to the first item under discussion.

a. Budget 2017

The board discussed the purposed budget and at the conclusion of the discussion, motion by Mr. Rich and seconded by Mr. Duckworth to approve the proposed budget as presented and forward to the Township Committee for consideration. Unanimously approved.

b. The following Board Terms expire on December 31, 2016

Mayor – 1 year term Class I (2016 Designee)
Committeeman – 1 year term Class III
Adam Duckworth – 1 Year Class II
Art Gerlich – 2 year term Alternate I

Chairman MacQueen read the list of Board Terms expiring on 12/31/2016 and asked if anyone knew who the Mayor will be next year. Mr. McKee said no, we don't know but that we will know tomorrow night. Mr. McKee noted that if Mr. Laul is Mayor again next year he will probably want to be on the board.

c. Set Date for Reorganization Meeting: January 17, 2017 or February 7, 2017

Attorney Gallina informed the board that he would not be available for the January 17th Reorganization Meeting and asked if they could meet on February 7th. The board agreed to the February 7th meeting date for Reorganization.

d. Thank Mr. Milkowski for his time spent on PB as a Class III member.

The Board thanked Mr. Milkowski and Mr. McKee for their time spent on the board.

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$1,232.50
b. Michael Bolan, PP	\$ 690.40
c. Bayer/Risse Engrs.	\$ 637.50
Total:	\$2,560.40

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

CORRESPONDENCE: Update from FSHC re: Court Date 11/30/2016
NJPO Newsletter Sept./Oct. 2016

Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Mr. Milkowski to adjourn the meeting at 7:32 p.m. Unanimously approved.

CHAIRMAN GARY MACQueen

KIM JACOLBUS, ACTING BOARD CLERK

GAIL W. GLASHOFF, PLANNING BOARD CLERK