

**REGULAR MEETING**

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

**December 9, 2008**

The 814<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:06 p.m. by Chairman Gary MacQueen. Present were: Mr. Schmidt, Mr. Rich, Ms. Bleck, Mr. Weiler, Attorney Gallina and Engineer Risse. **Excused:** Mr. Gerlich and Mr. Piazza.

Notice of this meeting was provided for in the “Annual Meeting Notice Schedule” adopted by this board on January 8, 2009, mailed 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 26, 2008.

**PRESENTATION OF MINUTES:** November 4, 2008 Regular Meeting

Motion by Mr. Weiler and seconded by Mr. Rich to approve the minutes as presented. Unanimously approved.

- FYI:** Letters/COAH (2)
  - Letter from Assemblywoman Marcia Karrow to COAH & Highlands
  - Flyer from Assemblywoman Marcia Karrow re: Info Session on COAH & Highlands Council Memorandum of Understanding.
  - Letter from DEP re: Noise from Engine Braking

Chairman MacQueen reviewed the letters received under FYI with the board.

**RESOLUTION:**

- a. James Butters Block #16 Lot #20  
Extension of Time to File Deeds Hoffmans Crossing Road RC 7½

Motion by Ms. Bleck and seconded by Mr. Weiler to approve the resolution of James Butters for an Extension of Time to File Deeds.

**ROLL CALL**

<b>Yes:</b>	Ms. Bleck Mr. Schmidt Mr. Rich Mr. Weiler	<b>Abstain:</b> Mr. MacQueen	<b>Absent:</b> Mr. Piazza Mr. Weeks Mr. Gerlich Mr. Piasecki
-------------	--	------------------------------	---

**ITEMS FOR DISCUSSION:**

**a. Budget – 2009**

In reviewing the budget, Chairman MacQueen said that the board spends a lot of money on COAH, Master Plan and Highlands. Ms. Bleck asked if we opt in do we get reimbursed for any of our expenses. Ms. Glashoff stated that Planner Bolan did apply for a grant and it was approved, but didn't know if the money has been received yet by the Township. Mr. Schmidt stated that he and Mr. Weiler had talked to Planner Bolan about how we go about finding out how much building lands are actually available in the Township. We need to know how many houses can potentially be built. Basing it on Highlands's calculations, we should know how many houses can be built. Mr. Weiler stated his wife is Vice President of the School Board and Woodglen School Administration is thinking of spending 7-8 million dollars on new class rooms for 26 potentially new students based on a 2006 report. During the discussion, Mr. Schmidt said he would like to see some of the grant monies used to have a built out done. Chairman MacQueen noted that Planner Bolan has the overlay maps with the lots on them. Mr. Rich felt the grant money was a conflict of interest.

Chairman MacQueen asked why there were question marks by Stormwater for 2009. Ms. Glashoff said that no monies were spent during 2008 on Stormwater by the board. In speaking with Engineer Risse, the only monies for Stormwater that will be spent will be for the new Road Garage and that will be out of Township funds not with the board. Engineer Risse noted that we have the management plan and ordinance done. There is the ongoing public awareness that is in the Township Newsletter addressing stormwater. Ms. Glashoff will eliminate the Stormwater line item from the budget. Chairman MacQueen stated our biggest expenses coming up will be COAH, Highlands and the Master Plan. Mr. Rich noted that we have a lean budget and felt this was a reasonable budget to submit to the Township Committee. Overall the board felt the budget was reasonable and in line with the expenses that will be coming up in 2009.

Mr. Rich suggested that unless a professional is actually needed at a meeting, they shouldn't be here. It is costly having everyone here when they are not needed. We shouldn't be spending the money if it is not necessary. Tonight is a good example. Chairman MacQueen agreed and asked what was on the agenda for January. Ms. Glashoff said that the next application to come before the board is Crossroads, the camp up on Pleasant Grove Road. Use to be Camp Biesler. They went to the Highlands first for their approvals and have now just filed with us. At the conclusion of the budget discussion, motion by Mr. Rich and seconded by Ms. Bleck to approve the budget as presented and to send our recommendations on to the Township Committee. Unanimously approved.

**Lebanon Township Planning Board  
December 10, 2008  
Page 2**

**b. Terms Expired:** Mayor – **Class I** 1 year term, Art Gerlich – **Class II** 1 year term

Ms. Glashoff informed the board these were the only two positions up for reappointment. There are a few for next year. Ms. Glashoff will send a Memo to the Township Committee recommending that Mr. Gerlich be reappointed to the Planning Board as a Class II member.

**c. Set Reorganization Meeting Date:** January 13, 2009

After a brief discussion, the Reorganization Meeting will be held on January 13, 2009 at 7:00 p.m.

**d. Update on Home Occupation Sub-Committee**

**e. Update on Alternative Energy Sub-Committee**

Attorney Gallina gave the updates on both meetings. Attorney Gallina said that Zoning Officer John Flemming offered an idea of having the Home Occupation Ordinances in a tier method. Also they discussed having a minor site plan ordinance. Attorney Gallina asked Ms. Glashoff about the Home Occupation Ordinance from Montgomery Township. The Home Occupation Committee plans to schedule another meeting. Attorney Gallina asked Ms. Glashoff to mail copies of the Home Occupation Ordinance from Montgomery Township out to all the committee members for review. Attorney Gallina stated that during the Alternative Energy Sub-Committee meeting, they discussed windmills and height. The committee had a lengthy discussion on outdoor furnaces. Attorney Gallina stated that Mr. Schmidt mentioned an article from Assemblyman Michael Doherty. Mr. Schmidt had suggested that he (Atty Gallina) write a letter to the Assemblyman asking if he had any material on this subject. Mr. Schmidt stated that he doesn't want to see an ordinance written or permits issued for these furnaces until everything is resolved because of the cost involved to the home owner. The article was in the Star Ledger from the Assemblyman Doherty. Attorney Gallina read into the record the article from the Star Ledger. At the conclusion of the board's discussion, Attorney Gallina was asked to draft a letter from the Planning Board and signed by the Chairman to Assemblyman Doherty, Hunterdon County Freeholders and Assemblywoman Marcia Karrow expressing our concerns regarding these wood burning furnaces and the Township doesn't want to create an ordinance until this issue is resolved. Regarding the windmills, Attorney Gallina said this should be on an upcoming agenda to address amending the height ordinance. Mr. Rich stated that he read an article in the newspaper from up

in Vermont were his other home is and they had installed several windmills at a height of 30'. Chairman MacQueen asked Ms. Glashoff since she had taken care of setting up the sub-committee meetings held recently to coordinate and set up the next Home Occupation Sub-Committee meeting.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$ 735.00
b. Michael Bolan, PP	\$ 1,917.00
c. Bayer/Risse Engrs.	\$ 862.50
d. NJPO Dues 2009	\$ 135.00
<b>Total:</b>	<b>\$ 3,649.50</b>

Ms. Glashoff stated she had one additional bill from Attorney Gallina for **\$210.00** to attend the sub-committee meeting, bringing his total to \$945.00 with a grand total to **\$3,859.50**. Motion by Ms. Bleck and seconded by Mr. Schmidt to approve the bills as amended. Unanimously approved.

**CORRESPONDENCE:**

**OPEN TO THE PUBLIC**

Mr. John Locker asked about Windmills. Since Mr. Locker was sitting in the back of the room, his comments were not picked up on the tape. As an FYI, Ms. Glashoff informed the board that the public hearing on the Fire Tank Ordinance will be held on December 17<sup>th</sup> at the Township Committee Meeting.

Being no further business to come before the board, nor comments from the public, motion by Mr. Rich and seconded by Ms. Bleck to adjourn the meeting at 7:50 p.m. Unanimously approved.

---

**CHAIRMAN GARY MACQUEEN**

---

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