

**LEBANON TOWNSHIP PLANNING BOARD**  
**Reorganization/Business Meeting**

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

**January 18, 2022**

The 942<sup>nd</sup> Reorganization and Business Meeting was called to order at 7:00 p.m. by Planning Board Clerk Mc. Glashoff. Present were: Mr. MacQueen, Deputy Mayor Laul, Ms. Koehler, Mr. Rich, Ms. Bleck, Mr. Schmidt, Mr. Weiler, Mr. Skidmore, Mr. Abuchowski, Attorney Gallina and Engineer Bayer. **Excused:** Mr. Piasecki and Mr. Duckworth.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Planning Board will hold their Reorganization/Business Meeting on January 18, 2022 at 7:00 p.m. In the event of inclement weather the Board will hold their Reorganization/Business Meeting on Tuesday February 1, 2022 at 7:00 p.m. Notice of this meeting was published in the Hunterdon Review on December 29, 2021. Copies of the Agenda was emailed to the Hunterdon Review and Courier News, faxed to the Hunterdon County Democrat, Express Times and Star Ledger. Posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on January 12, 2022.

<b>SWEAR IN:</b>	Marc Laul, Mayor Designee	Class I	1 Year Term
	Beverly Koehler	Class III	1 Year Term
	Rick Weiler	Class IV	4 Year Term
	Darryl Schmidt	Class IV	4 Year Term
	Abe Abuchowski	Class IV Alternate II	2 Year Term

At this time Attorney Gallina had all of the above Board Members sworn in. Congratulations to all.

**NOMINATIONS FOR CHAIRMAN:**

Ms. Glashoff asked for a nomination for Chairman. Motion by Mr. Rich and seconded by Ms. Koehler to nominate Mr. MacQueen for Chairman. Being no further nominations, nominations are closed. Unanimously approved. Chairman MacQueen took over the meeting at this time.

**NOMINATIONS FOR VICE CHAIR:**

Chairman MacQueen asked for a nomination for Vice Chair. Motion by Mr. Rich and seconded by Mr. Skidmore to nominate Ms. Bleck as Vice Chair. Being no further nominations, nominations are closed. Unanimously approved.

**NOMINATIONS FOR SECRETARY:**

Motion by Mr. Abuchowski and seconded by Ms. Bleck to nominate Mr. Schmidt for Secretary. Being no further nominations, nominations are closed. Unanimously approved.

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**NOMINATIONS FOR ASSISTANT SECRETARY:**

*Motion by Ms. Bleck and seconded by Mr. Skidmore to nominate Mr. Weiler as Assistant Secretary. Being no further nominations, nominations are closed. Unanimously approved.*

**APPOINTMENTS:**

- a. John Gallina, Esq.*
- b. James Kyle, PP (Alternate Beth McManus, PP)*
- c. Bayer/Risse Engrs. – Ted Bayer, Engr. (Alternate Casey Woods, Engr.)*
- d. Gail W. Glashoff, Planning Board Clerk*
- e. Mark Blount, Esq. Alternate Attorney*

*Mr. Schmidt questioned if we have backup for our Professionals. Mr. Schmidt was informed that we do.*

*Motion by Mr. Rich and seconded by Ms. Bleck to appoint all of the approve appointments. Unanimously approved.*

**ADOPT RESOLUTIONS:**

**a. Authorizing Agreement for Professional Services**

*Motion by Mr. Koehler and seconded by Ms. Bleck to adopt the Resolution Authorizing Agreement for Professional Services. Unanimously approved.*

**b. Annual Notice Schedule 2022**

*It was noted by Ms. Bleck that the August date was incorrect. It should be August 16<sup>th</sup>. Motion by Ms. Bleck and seconded by Ms. Koehler to adopt the Resolution for the Annual Notice Schedule 2022 with a minor correction. Unanimously approved.*

**ADOPT RESOLUTION FOR PROFESSIONALS ON PAY TO PLAY:**

*Motion by Mr. Rich and seconded by Mr. Abuchowski to adopt the Resolution for Professionals on Pay to Play. Unanimously approved.*

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**ADOPT PROFESSIONAL CONTRACTS:**

- a. John Gallina, Esq.
- b. James Kyle, PP –Kyle/McManus Associates, LLC
- c. Bayer/Risse Engrs. – Ted Bayer/Casey Kozoh Engrs.
- d. Mark Blount, Esq. (Alternate Attorney)

Ms. Glashoff reviewed for the board the Professional Contracts for 2022. Ms. Glashoff informed the board the hourly rates for all have stayed the same as last year with no increase. Motion by

**APPOINT APPLICATION REVIEW COMMITTEE:**

The following Board Members have agreed to serve on the Application Review Committee: Mr. Skidmore, Mr. Weiler, Mr. Piasecki and Mr. Rich as the Alternate. Motion by Mr. Rich and seconded by Ms. Bleck to appoint those Board Members who agreed to sit on the Review Committee. Unanimously approved.

**PRESENTATION OF MINUTES:**                      December 7, 2021      Regular Meeting

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

**ITEMS FOR DISCUSSION:**

**a. Final 2021/2022 Budget**

Mr. Skidmore questioned the amount of \$25.87. Mr. Glashoff said it was for mileage for Maria to go to TD Bank with Escrow Deposits in Ms. Glashoff absence. Mr. Skidmore questioned the 87 cents. Ms. Glashoff didn't know why it was an odd amount. Ms. Bleck questioned the increase of the \$1,000.00 amount for the Planner & Engineer. Ms. Glashoff stated she lowered the amount \$1,000.00 for each and the Board at the December 7<sup>th</sup> meeting decided to leave the amount for both the same as 2021 by motion. Motion by Ms. Koehler and seconded by Mr. Skidmore to approve Final 2021/2022 Budget as amended. Unanimously approved.

**b. Chapter 400-9 Zoning Districts: under B Clubs,**

The Board discussed this issue at length and decided not to do anything at this time.

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**c. Chapter 400-9 Zoning Districts: consider creating an ordinance for B&B, Air B&B in Residential Zones**

*The Board discussed this issue at length and decided not to do anything at this time.*

**PRESENTATION OF BILL:**

- a. *John Gallina, Esq.                      \$450.00 – Attend PB Mtg 12/7, phone conf. with PB Clerk and review proposed ordinances*

*Mr. Schmidt questioned why Ms. Glashoff had a phone conf. with Attorney Gallina for \$150.00. Attorney Gallina stated that the amount also included review of ordinances. Motion by Mr. Schmidt and seconded by Mr. Skidmore to approve the bill as presented. Unanimously approved*

**CORRESPONDENCE:**

- a. *NJPO Newsletter*

*Ms. Glashoff stated that she had hope that the Newsletter would be available this evening since it was the November/December Issue. When she called NJPO she was informed that the Newsletter was at the printers.*

*Being no further business to come before the board, nor comments from the public, motion by Ms. Bleck and seconded by Ms. Koehler to adjourn the meeting at 7:58 p.m. Unanimously approved. Ms. Bleck informed the board that she will be in Florida in February.*

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**CHAIRMAN GARY MACQUEEN**

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