

REGULAR MEETING

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

April 5, 2022

The 944th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 pm by Chairman Gary MacQueen. Present were: Ms. Koehler, Ms. Bleck, Mr. Weiler, Mr. Piasecki, Deputy Mayor Laul, Mr. Schmidt, Mr. Abuchowski, Attorney Gallina and Engineer Bayer. **Absent:** Mr. Rich, Mr. Skidmore and Mr. Duckworth.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 18, 2022, emailed to the Hunterdon Review & Courier News. Faxed to the Hunterdon County Democrat, Express Times, Star Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Bldg on March 29, 2022.

PRESENTATION OF MINUTES: January 18, 2022 Reorganization/Business Meeting

Motion by Ms. Bleck and seconded by Ms. Koehler to approve the minutes with minor corrections. Unanimously approved.

The following minutes are up for review
July 27, 2021 Regular Meeting

The board discussed the July 27th minutes at length. The conditions of the approval for Greg DeStefano were not in the minutes. Motion by Ms. Koehler and seconded by Mr. Abuchowski to approve the minutes as amended.

ROLL CALL **Yes:** Mr. MacQueen Ms. Koehler **Abstain:** Ms. Bleck Mr. Laul
 Mr. Schmidt Mr. Abuchowski Mr. Weiler Mr. Piasecki
 Absent: Mr. Rich Mr. Skidmore
 Mr. Duckworth

 August 17, 2021 Regular Meeting
 September 21, 2021 Regular Meeting
 October 5, 2021 Regular Meeting

Mr. Schmidt asked to read a statement prepared by Mr. Duckworth who was unable to attend the meeting. The board discussed the minutes of August, September and October. Motion by Mr. Schmidt and seconded by Mr. Piasecki to leave the 3 sets of minutes as is.

ROLL CALL **Yes:** Mr. Schmidt Mr. Weiler **Abstain:** Mr. Laul
 Mr. Piasecki Ms. Bleck **Absent:** Mr. Rich
 Ms. Koehler Mr. Duckworth
 No: Mr. MacQueen Mr. Skidmore
 Mr. Abuchowski

EXTENSION OF TIME:

Darryl Pennisi Block #61 Lot #34
228 Mt. Airy Road Anthony & Mt. Airy Roads R5
Glen Gardner, N.J. 1 Lot Minor Subdivision with Variance

Regarding Highlands/Filing of Deeds (Letter from Frey Engrs. regarding Pre-Application Conference Meeting on Block #61 Lot #34)

Attorney Howard Apgar and Engineer James Hill were present to discuss the extension of time for Mr. Pennisi. Attorney Apgar informed the board that due to COVID related issues it has taken the applicant

Lebanon Township Planning Board

April 5, 2022

Page 2

more than 1 year to have someone at Highlands Council to do a review of the application. 10 days ago, in accordance with Highlands Procedural Regulations, the applicant was finally able to have a "Pre-Application Conference with representatives of the Highlands Commission and NJDEP. The applicant was advised that they would have to make revisions to the currently submitted plan. Once the plans are submitted the applicant can request either a waiver, exemption or go through the Highlands procedures to prove that a denial constituted a taking without just compensation. Attorney Apgar stated this is why they are asking for the extension of time.

Attorney Gallina noted that the applicant per the MLUL can receive an extension of time when waiting outside agency approvals. This approval was granted for a 6-month extension on October 5, 2021 thru March 21, 2022. Because of all the delays, this is why we are asking for a 1-year extension. The board after a brief discussion. Motion by Mr. Abuchowski and seconded by Ms. Koehler to grant the extension of time for 1 year to March 21, 2023 including prior conditions:

- a. That time to perfect the minor subdivision is hereby extending through March 21, 2023.
- b. All other terms and conditions of the Resolution adopted on October 20, 2020 remain in full force and effect.

ROLL CALL	Yes: Ms. Koehler	Mr. Piasecki	Abstain: Mr. Laul	Absent: Mr. Rich
	Mr. MacQueen	Mr. Weiler	Mr. Schmidt	Mr. Skidmore
	Mr. Abuchowski		Ms. Bleck	Mr. Duckworth

INFORMAL:

Evoked Wellness, LLC	Block #9 Lot #7 R5
Ark National Holdings, LLC	200 Sanitorium Road
c/o Josiah Black, Esq,	
500 Victory Road	
Quincy, Mass 02171	

Discussion on Renaming Sanitorium Road

Ms. Glashoff received an email from Attorney Josiah Black informing her that they would not be attending the April 5, 2022 meeting regarding the Renaming of Sanitorium Road. Attorney Black said he had some further thoughts about the address they will use for the facility and it may not be necessary to rename the road.

ITEM FOR DISCUSSION:

- a. Memo from Engineer Bayer regarding Site Plan with Fire Tank & Pump House at Gen Physic property on Trimmer Road & Route 513.

Engineer Bayer stated that he had been at an inspection at the Gen Psych property on the corner of Route 513 and Trimmer Road in the I5 zone. Engineer Bayer said the Site Plan showed a 10,000-gallon fire tank & a pump house on the south side of the building. Engineer Bayer went on to say the applicant will add a 30,000-gallon fire tank outside the parking lot on the Route 513 side of the property. The applicant's engineer is to submit a plan to show the location of the additional tank. Engineer Bayer informed the board that the Fire Chief is good with the concept and if needed would be available to attend a Planning Board Meeting to discuss this issue.

BOARD QUESTIONS & COMMENTS:

Ms. Bleck brought up the issue of the Stringer property which had been in before the board several years ago. Mr. Piasecki agreed with Ms. Bleck regarding the property. The applicant has not followed the Resolution and Ms. Bleck wanted to know what recourse the board had. Motion by Ms. Bleck and

Lebanon Township Planning Board

April 5, 2022

Page 3

seconded by Mr. Abuchowski to have Ms. Glashoff check the Resolution regarding conditions that haven't been followed and report back to the board per comments made by Ms. Bleck and Mr. Piasecki regarding the property.

ROLL CALL	Yes: Mr. Laul	Mr. MacQueen	Absent: Mr. Rich
	Mr. Schmidt	Ms. Bleck	Mr. Duckworth
	Ms. Koehler	Mr. Weiler	Mr. Skidmore
	Mr. Piasecki	Mr. Abuchowski	

Mr. Abuchowski bought up the subject of Block #7 Lot #6 regarding the testimony given at the public hearing by the applicant. There was discussion regarding the location.

During the Meeting Ms. Glashoff on several occasions stated that she did not think the recording machine was not recording anything.

PRESENTATION OF BILLS

- a. John Gallina, Esq. \$ 300.00 – Attend PB Meeting on 1/18/2022
 - b. Bayer/Risse Engrs. \$ 780.00 - Attend PB Meetings (July, August, September)
 - \$ 130.00 Review of conceptual Plan, phone calls with Atty Gallina & Planner Kyle. **(Escrow –Jeb Edwards)**
- Total: \$1,210.00**

Motion by Mr. Schmidt and seconded by Ms. Bleck to approve the bills as presented. Unanimously approved.

CORRESPONDENCE:

- a. NJPO Newsletter – November/December 2021 & January/February 2022
- b. **Resolution 23-2022** supporting Individual rights and affirming the protection of those rights. **(From Township Committee)**
- c. Report from Engr. Bayer re: Minor Site Plan-Greg DeStefano Block #7 Lot #3

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 8:21 p.m. Unanimously approved.

GARY MACQUEEN, CHAIRMAN

GAIL W. GLASHOFF, PLANNING BOARD CLERK