

**REGULAR MEETING**

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

**March 7, 2023**

The 956<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Chairman Chris Piasecki. Present were: Mr. Weiler, Mr. Rich, Ms. Koehler, Mr. Abuchowski, Ms. Ryan, Mr. Schmidt, Mr. Falconeri, Mr. Skidmore, Ms. Zatika, Mr. Gamm, Attorney Blount, Planner Kyle and Engineer Bayer.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 17, 2023, 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 Building on February 28, 2023.

**ANNOUNCE APPOINTMENT FOR PLANNING BOARD ATTORNEY:**

Chairman Piasecki announced to the public that the Planning Board is hiring Mark Blount to represent the Planning Board as their Attorney. Motion by Ms. Koehler and seconded by Mr. Skidmore to appoint Attorney Mark Blount as the Planning Board Attorney for 2023. Unanimously approved.

**ADOPT CONTRACT:** a. Mark Blount, Esq.

The board reviewed Attorney Blount's Contract and made a few changes which were acceptable to Attorney Blount. Those amendments will be made and put on the April 4<sup>th</sup> Agenda for adoption.

**PRESENTATION OF MINUTES:** Regular Meeting 2/7/2023

Motion by Ms. Zatika and seconded by Mr. Abuchowski to approve the minutes as corrected.  
Unanimously approved.

Closed Executive Minutes Part 1 2/7/2023

Motion by Ms. Koehler and seconded by Mr. Skidmore to approve the minutes as presented.  
Unanimously approved.

Closed Executive Minutes Part 2 2/7/2023

Motion by Ms. Zatika and seconded by Ms. Ryan to approve the minutes with minor corrections.  
Unanimously approved.

Closed Executive Minutes 2/21/2023

Motion by Ms. Zatika and seconded by Mr. Skidmore to approve the minutes with minor corrections.  
Unanimously approved.

**Lebanon Township Planning Board**

**March 7, 2023**

**Page 2**

**RESOLUTION:**

- a. Wayne Ingram Block #51 Lot #14.05  
Denial to amend PB Resolution – 1977 Heather Hill Road R1 ½ zone

The board reviewed the Resolution of Wayne Ingram making corrections and amendment. Motion by Mr. Rich and seconded by Ms. Zatika to approve the Resolution with the corrections and amendment.

**ROLL CALL**      **Yes:** Ms. Koehler      Mr. Skidmore      **Abstain:** Mr. Schmidt  
                          Mr. Piasecki      Ms. Ryan      Mr. Falconeri  
                          Mr. Weiler      Mr. Rich      Mr. Abuchowski  
                          Ms. Zatika      Mr. Gamm

**NEW BUSINESS:**

- North Hunterdon-Voorhees Regional High School Block #12 Lot #44.01  
Route 513 Route 513 R1 ½  
Glen Gardner, N.J.

**CAPITAL IMPROVEMENT REVIEW    Exterior Stair Replacement at Voorhees High School**

Attorney Blount reviewed for the board the process for reviewing a Capital Improvement Project. The board will hear testimony and if it is consistent with the Master Plan and Zoning. The following representatives on behalf of the High School gave presentations: Attorney Croker, William Edwards, Engineer, and Dan De Vanco, Architect. The following was marked into evidence: **A1**-Plans showing new  
 Stairway. At the conclusion of the presentation, the Planning Board thanked the professionals for their presentation on behalf of Voorhees High School/North Hunterdon Voorhees High School District.

**ITEMS FOR DISCUSSION:**

- a. Checklist for Exempt Home Occupation – Under Zoning (Page 100 400 Attachment 1:1)

Chairman Piasecki informed the board that the purpose of having this on the agenda was for the Board to familiarize themselves for when an Exempt Home Occupation comes before the board.

**Lebanon Township Planning Board**  
**March 7, 2023**  
**Page 3**

b. Article on Warehousing

Mr. Gamm said that he read the article on warehousing in the Hunterdon Review and where the Highlands Council was providing grants for Townships to investigate regarding our existing Ordinance and how it relates to warehouses since most ordinances are silent and if you are in the right zone you can have warehousing. The Highlands is looking at the Townships to have the resources to investigate where warehouses could be put in reference to the Master Plan and goals of the Township.

Mr. Gamm thought that the Township may want to look into it and see what is required to get access to those funds in order to do the work for the Township. The board discussed this issue and asked Planner Kyle for his input. Planner Kyle said the Planning Board is overdue in updating the Master Plan and this would be a good time to look into warehousing. Planner Kyle said he gave a proposal today to our Mayor and to Judy Thornton at the Highlands Council and she will forward it to the Highlands Council. The board continued their discussion at length regarding the Master Plan and warehousing concluded Planner Kyle will get back to the board. Chairman Piasecki asked Ms. Glashoff to have it on the April 4<sup>th</sup> agenda, Master Plan and update on Warehousing under Items for Discussion.

c. 2023 Budget

Chairman Piasecki said he received a phone call from Committeeman Mike Schmidt, liaison to Finance regarding our budget and that we will need to cut back to our 2022 budget amount. Chairman Piasecki went over the items that needed to be addressed. Ms. Glashoff will go over and make the adjustments and get the revised budget to Finance. Motion by Ms. Ryan and seconded by Ms. Koehler to accept the 2023 budget as amended. Unanimously approved.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.     \$1,912.50

Motion by Mr. Abuchowski and seconded by Mr. Rich to approve the bills for payment. Unanimously approved.

**CORRESPONDENCE:** None

**RESOLUTION #4-2023**

**THE LEBANON TOWNSHIP PLANNING BOARD WILL GO INTO CLOSED EXECUTIVE SESSION AT THIS TIME.**

Chairman Piasecki asked for a motion to close the meeting to the public. Motion by Ms. Koehler and seconded by Ms. Zatika to close the public portion of the meeting to go into Closed Executive Session. Unanimously approved.

**Lebanon Township Planning Board**  
**March 7, 2023**  
**Page 4**

**WHEREAS**, the Open Public Meetings Act also recognize exceptions to the right of the public to attend portions of such meetings; and

**WHEREAS**, the Planning Board finds it necessary to conduct a Closed Executive Session to the Public as permitted by the N.J.S.A. 40:4-12; and

**WHEREAS**, the Planning Board will reconvene in public session at the conclusion of the Executive Session;

**WHEREAS**, by the Planning Board of the Township of Lebanon, County of Hunterdon, State of New Jersey that they will conduct an Executive session to discuss the following topic as permitted by N.J.S.A. 40:4-12;

  x   Matters involving the appointments of professionals and whereas the public disclosure of such information at this time would violate the appointments therefore this information will be withheld until such time as the matter is concluded.

  x   Matters involving pending litigation in which public disclosure of such information at this time would have a potentially negative impact on the municipality's position in the litigation. The Planning Board will review the pending litigation with Board Attorney Mark Blount. Therefore, this Information will be withheld until such time as the matter is concluded or the potential for negative impact no longer exists.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby declares that their discussion of the subject identified above may be made public at a time when the Planning Board Attorney advises them that the disclosure of the discussion will not detrimentally affect any right, interest or duty of the Planning Board with respect to said discussion.

**BE IT FURTHER RESOLVED**, that the Planning Board for the reasons set forth above, hereby declare that the public is excluded from the portion of the meeting during which the above discussion shall take place.

At this time Chairman Piasecki will ask for a motion to return to the public portion of the meeting. Motion by Ms. Zatika and seconded by Mr. Rich to return to the public portion of the meeting. Unanimously approved.

Being no further business to come before the board, nor comments from the public, motion by Mr. Skidmore and seconded by Ms. Zatika to adjourn the meeting at 8:50 p.m. Unanimously approved.

**CHAIRMAN CHRIS PIASECKI**

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