# **AGENDA**

# Lebanon Township Planning Board August 15, 2023 7:00 p.m.

**CALL TO ORDER** 

**FLAG SALUTE** 

**ROLL CALL** 

# **ANNOUNCEMENT:**

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, Start Ledger and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on August 9, 2023.

PRESENTATION OF MINUTES: June 6, 2023 Executive Session Minutes

July 18, 2023 Regular Meeting

# **INFORMAL:**

 1. Paul Gomes
 Block #8
 Lot #2
 Block #8
 Lot #3

 c/o Gomes Group
 2036-2038
 Route 31
 B2
 2040-2042
 Route 31
 B2

90 Forge Hill Road Glen Gardner, N.J.

Discuss Rehabilitating 2 buildings on the property

# **EXEMPT HOME OCCUPATION:**

1. Greg Potter Block #53 Lot #2

336 Turkey Top Road 336 Turkey Top Road RC

Port Murray, N.J.

Mental Health Therapy

#### ITEMS FOR DISCUSSION:

- a. Planning Board By-Laws Update Carried to the September meeting.
- b. Resolution Compliance Update from Sub-Committee Carried to the September meeting at the request of the sub-committee.

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**ITEMS FOR DISCUSSION: Continued** 

- c. Master Plan Update- Draft for sub-committee 8/15/23 discussion for September Meeting
- d. P.B. Policy Statement Update from 2002 Discussion Attorney Mark Blount's re-drafted statement per Board's comments on July 18, 2023.
- e. Warehousing Update Discuss proposed interim amendment to ordinance referencing definitions of "manufacturing" and consideration of appurtenant warehousing/storage facilities.

  Attached are the definitions for Industrial & Manufacturing
- f. Short Term Rental (AirBNB) The Board has been advised that Committee discussion on this topic will not be on its 8/2/2023 Agenda as originally stated as Mr. Abuchowski will be away. The Committee's discussion will be on its 8/16/12023 agenda, pushing our discussion to September. Any additional information presented at this meeting will be communicated to the Committee in advance of its 8/16/2023 meeting.

#### **PRESENTATION OF BILLS:**

a. Mark Blount, Esq.

\$300.00 - Attend July 18, 2023 Meeting

b. Bayer/Risse Engr.

\$520.00 - Attend February & March Meetings 2023

\$260.00 - Attend July Meeting 2023

c. Kyle/McManus, PP

\$588.00 - Attend June & July Meetings 2023

Total: \$1,668.00

#### **CORRESPONDENCE:**

a. NJPO Newsletter

# **OPEN TO THE PUBLIC**

**ADJOURN**