

**LEBANON TOWNSHIP PLANNING BOARD
MEETING MINUTES – APRIL 2, 2024 – 7:00 PM
MUNICIPAL BUILDING MAIN MEETING ROOM**

The Lebanon Township Planning Board meeting was called to order at 7:00 PM by Chris Piasecki followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Mr. Piasecki: Notice of this meeting was published in the “Annual Meeting Notice Schedule” adopted by this Board on January 16, 2024. Copies of the agenda were posted on the bulletin board in the Municipal Building and as a courtesy, also posted on the Township website.

Attendance – Roll Call

Present: Abe Abuchowski
Michael Falconeri
Beverly Koehler
Chris Piasecki
Joshua Rich
Darryl Schmidt
E.J. Skidmore
Rick Weiler
Karen Zatika – *Alt. #1*
Steve Warner, Esq.
Alison Kopsco, Planner
Ted Bayer, Engineer

Excused: Linda Ryan
Paul Gamm – *Alt. #2*

PRESENTATION OF MINUTES

It was noted for the record that there were no minutes listed on the agenda for approval.

NEW BUSINESS

It was noted for the record that there were no new business matters listed on the agenda.

ITEMS FOR DISCUSSION

Hunterdon County Growth Management Plan Meeting 4/4/24 at 8:15 AM

Chairman Piasecki noted the date and time of the meeting for the County’s Growth Management Plan for anyone who may be interested in attending.

Stormwater Management – Revised Ordinance – Alison Kopsco, PP for Jessica Caldwell

Planner Kopsco stated the revised ordinance is not inconsistent with the Master Plan. Engineer Bayer commented on the definition of a minor project not being specifically included in the revised ordinance but noted it had been in the previous one. After a brief discussion, Engineer Bayer left the room to call Zoning Board Engineer Bryce Good. Upon returning, Engineer Bayer indicated the “minor project” language can be incorporated into the ordinance prior to the second reading. He noted he and Engineer Good will coordinate with the Township Attorney on the matter as well.

Lebanon Township Planning Board Meeting Minutes – 4/2/24

A motion was made by Abe Abuchowski and seconded by Karen Zatika to adopt Planning Board Resolution #2024-04 finding the revised Stormwater Ordinance 05, 2024 not inconsistent with the Township Master Plan. The motion was unanimously approved by roll call vote.

Abuchowski: Yes, Falconeri: Yes, Schmidt: Yes, Koehler: Yes, Piasecki: Yes, Rich: Yes, Skidmore: Yes, Weiler: Yes, Zatika: Yes

Highlands Public Hearing – Update – Alison Kopsco, PP for Jessica Caldwell

Planner Kopsco explained the Highlands Council is in the process of amending what is considered to be a sensitive area and also working on establishing guidelines for warehousing. Mr. Skidmore expressed concern with changes to the definition of warehousing being applied retroactively. Chairman Piasecki commented that accessory warehouses could be problematic. Planner Kopsco stated she will provide definitions for the Board to review.

Master Plan Re-exam Report – EV Ordinance – Alison Kopsco, PP for Jessica Caldwell

Planner Kopsco noted she had prepared the EV Ordinance based on the model ordinance available from the DCA. She indicated the Township has some say over Section F: “Reasonable Standards” and she clarified the electric vehicle charging station standards apply to any new development with 50 or more parking spaces, whether or not the Township adopts an actual ordinance.

A motion was made by Beverly Koehler and seconded by Karen Zatika recommending the Township Committee review the EV Ordinance and consider adopting it. The motion was approved by voice vote with Mr. Falconeri and Mr. Skidmore opposing.

Professional Service Agreements – Final for Review – Scope of Work Discussion

Chairman Piasecki indicated he has professional service agreements for Engineer Bayer and Planner Kopsco but noted the Board had not yet reviewed them. He suggested the matter be carried to the Board’s 5/7/24 agenda in order to give everyone time to review to agreements.

Resolution Compliance – Thoughts and Observations – Attorney

Chairman Piasecki indicated he had sent subcommittee suggestions to Attorney Warner. It was the consensus of the Board that many eyes must review the Resolutions of approval for compliance. Chairman Piasecki asked Mr. Skidmore if he could draft written protocol regarding resolution compliance for review at the Board’s June meeting. Mr. Skidmore stated he would.

Planning Board By-Laws – Recommendations – Attorney

Chairman Piasecki noted he is working with Attorney Warner on updating the Board’s By-Laws. Attorney Warner indicated he would update the existing By-Laws and send them to the Board for review prior to the 5/7/24 meeting. He stated they should be re-adopted annually.

Affordable Housing Legislation – Overview/Comments – Attorney

Attorney Warner referred to the memo he provided to the Board noting the 4th Round of Affordable Housing will likely start prior to 7/1/25. He indicated the Governing Body will need to adopt a resolution officially establishing the number of units for the 4th Round obligation by 1/31/25 and by 6/30/25 the Planning Board must have its Housing Element and Fair Share Plan adopted. Finally, by 3/15/26 the Governing Body must have all 4th Round implementation ordinances adopted.

Changewater Solar Farm – Public Notice

Chairman Piasecki acknowledged the public notice for the Changewater Solar Farm.

LIAISON REPORT – Karen Zatika, Liaison to ZBA

Ms. Zatika explained the Zoning Board recently denied the NAR’s applications before the Zoning Board and indicated the Board did not believe the production of medical cannabis is a farm, and subsequently denied the associated requested variances and site plan approval.

PRESENTATION OF BILLS

Chairman Piasecki noted the following bills for payment:

Jessica Caldwell, PP	\$905.00
Mark Blount, Esq.	\$300.00
Mark Blount, Esq.	\$1125.00
Steve Warner, Esq.	\$1620.00
Steve Warner, Esq.	\$1998.00

It was also noted that there were \$1860.00 bills for both the Planning and Zoning Board’s from Jessica Caldwell’s office to cover the costs of providing temporary board secretary coverage during the period the Township was seeking permanent staffing.

A motion was made by Beverly Koehler and seconded by Mike Falconeri to approve the vouchers for payment. The motion was unanimously approved by voice vote.

OPEN TO THE PUBLIC

A motion by Mike Falconeri, seconded by Abe Abuchowski to open the floor to public comment was unanimously approved by voice vote. Seeing no members of the public who wished to comment, a motion was made by Karen Zatika and seconded by Beverly Koehler to close the floor to public comment. The motion was unanimously approved by voice vote.

ADJOURNMENT

A motion by Beverly Koehler, seconded by Abe Abuchowski to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 8:38 PM.

Maria Andrews, Planning Board Secretary