



LEBANON BOROUGH
PLANNING BOARD & BOARD OF ADJUSTMENT
MINUTES
JANUARY 09, 2013

The Reorganization and Regular meeting of the Lebanon Borough Planning Board/Board of Adjustment was called to order by Attorney William Shurts ESQ. at 7:00 P.M.

The meeting was convened in compliance with the Open Public Meetings Act of 1975. Three local newspapers were notified and a notice is posted at Borough Hall.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all.

OATH OF OFFICE

The Oath of Office was administered by William Shurts Board Attorney to:

Karen Romano	Secretary	12/31/2013
Joseph Hauck	Class II	12/31/2013
Sam Berger	Class III	12/31/2013
Ronald Lapczynski	Alt#1	12/31/2013
James Newman	Alt#2	12/31/2013

ROLL CALL:

Members Present: Chairman Alexander Saharic, Dr. Christopher Uchrin, William Skene, Joseph Hauck, David Abeles, Council President Sam Berger, and Henry Hopkins

Absent: Mayor Reino

Also present: William Shurts, Board Attorney, and Clerk Karen Romano

NOMINATION OF CHAIRMAN:

Mr. Abeles moved and Mr. Hopkins seconded a motion nominating Alexander Saharic as Chairman for the year 2013. Mr. Abeles moved, Mr. Hauck seconded a motion to close nominations. Nominations were closed.

The motion passed with the following roll call vote:

**Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski**

Nays: None

Absent: Reino, Newman

Chairman Saharic thanked the Board.

NOMINATION VICE CHAIRMAN:

Mr. Hauck moved and Mr. Abeles seconded, a motion nominating Dr. Christopher Uchrin, Vice-Chairperson for the year 2013. Mr. Hauck moved that nominations be closed. Mr. Abeles seconded the motion. Nominations were closed.

The motion passed with the following roll call vote:

**Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic**

Nays: None

Absent: Reino, Newman

Vice Chairman Dr. Uchrin thanked the Board.

APPOINTMENTS:

Mr. Abeles moved and Councilman Berger seconded, a motion appointing Karen Romano, Secretary for the year 2013. Councilman Berger moved the nominations be closed. Dr. Uchrin seconded the motion.

The motion passed with the following roll call vote:

**Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic**

Nays: None
Absent: Reino, Newman

Councilman Berger moved and Mr. Abeles seconded a motion appointing William Shurts, Attorney for the year 2013. Mr. Hauck moved the nominations be closed with a second by Councilman Berger.

The motion passed with the following roll call vote:
Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic
Nays: None
Absent: Reino, Newman

Mr. Abeles moved and Dr. Uchrin seconded a motion appointing Ferriero Engineering, Inc. for the year 2013. Mr. Hauck moved the nominations be closed and Mr. Hopkins seconded the motion. The requested Robert Brightly PE continues to represent Lebanon Borough.

The motion passed with the following roll call vote:
Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic
Nays: None
Absent: Reino, Newman

ANNUAL FEES:

Annual Fees were set: Minutes: \$60.00, Land Use Laws \$45.00, by motion made by Councilman Berger with a second by Mr.Lapcynski.

The motion passed with the following roll call vote:
Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic
Nays: None
Absent: Reino, Newman

MEETING DATE &TIMES:

Dr. Uchrin moved, and Mr. Abeles seconded, a motion that Regular Meeting time for meetings would be 7:00 p.m. and that the dates of each month be set as the 2nd Wednesday. The motion passed with the following roll call vote:

**Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapczynski, Saharic**

Nays: None

Absent: Reino, Newman

SUB COMMITTEES

Chairman Saharic called for approval of the sub committees as listed.

Borough of Lebanon Office of the Planning Board PLANNING BOARD/BOARD OF ADJUSTMENT COMMITTEE'S 2013

• **Sub Committee: Application Review**

- | | |
|-----------------|----------------------------|
| 1. Joseph Hauck | 2. William Wilson |
| 3. David Abeles | 4. James Newman, Alternate |

• **Cross-Acceptance:**

- | | |
|-----------------|------------------|
| 1. Chris Uchrin | 2. Henry Hopkins |
| 3. Lex Saharic | |

• **Master Plan:**

- | | |
|------------------|-----------------------------|
| 1. Lex Saharic | 2. Chris Uchrin |
| 3. Michael Reino | 4. David Abeles - Alternate |

• **Community Recognition – Awards:**

- | | |
|-----------------|-------------------|
| 1. Alex Saharic | 2. Ron Lapczynski |
| 3. James Newman | |

• **Landmark/Historical:**

- | | |
|--------------|-------------------|
| 1. Joe Hauck | 2. William Wilson |
|--------------|-------------------|

- **Ordinance Review:**

1. **Henry Hopkins**
2. Joe Hauck
3. Sam Berger
4. William Wilson

- **Storm Water and Waste Management/:**

1. **Chris Uchrin**
2. Henry Hopkins
3. Bill Skene

***Chairs denoted by bold print.**

The motion passed with the following roll call vote:

**Ayes: Hauck, Uchrin,
Abeles, Berger, Lapcynski, Saharic**

Nays: None

Absent: Reino, Newman

Abstain: Skene, Wilson, Hopkins

MINUTE APPROVAL:

Mr. Hauck moved, and Councilman Berger seconded, a motion that Regular Minutes of October 2012.

The motion passed with the following roll call vote:

**Ayes: Hauck, Uchrin,
Abeles, Berger, Lapcynski, Saharic**

Nays: None

Absent: Reino, Newman

Abstain: Skene, Wilson, Hopkins

EXPENDITURES:

Dr. Uchrin moved and Mr. Abeles seconded a motion approving the list of expenditures for January 2013.

ESCROW January
 2013

1/9/2013 Ferriero Engineering \$ 51230 Oct-12

		32.50			Cutshaw
		\$			
1/9/2013	Ferriero Engineering	60.00	50928	Sep-12	Pizzo
		\$			
1/9/2013	Ferriero Engineering	65.00	51003	Sep-12	Woodmont
		\$			
1/9/2013	Joseph Novak	540.00	102.03	3608	Kaplan
		\$			
1/9/2013	Joseph Novak	152.00	08-101	3612	Pizzo
		\$			
1/9/2013	Joseph Novak	<u>360.00</u>	12-100	3606	Woodmont
		\$			
		1,209.50			

The motion passed with the following roll call vote:

Ayes: Skene, Hauck, Uchrin, Hopkins
Abeles, Berger, Wilson, Lapcynski, Saharic
Nays: None
Absent: Reino, Newman

OPEN PUBLIC SESSION

Chairman Saharic opened the floor for public questions.

Jason Day of Alexandria Township with Star Wind Turbines LLC

Mr. Day presented the possible proposal of a Wind Turbine distribution center in Mr. Freedman's building on Prostack Lane. It would basically be an assembly operation. Certain parts come from China. They make the blades and other components. Light welding and machining is involved. No water used. The towers are 50' and 85' tall. The six foot blades allow the turbine to spin at half the speed of the average wind turbine. Noise is significantly less. In this part of NJ, the tower must be able to withstand 90mph winds. Zoning officer Joe Hauck added the zone allows the use and parking is needed for 20 to 30 employees.

Zoning Chairman Joe Hauck reported a landscaping Plan would be submitted for Build #10 at the Grist Mill. The landscaping is to mainly screen the gas meters and air conditioning units. A Bond would be requested of the owner in the amount of \$2000 to \$3000 dollars. There being no public comment the floor was closed.

MASTERPLAN RE-EXAMINATION

Dr. Uchrin moved and Mr. Abeles seconded a motion approving the MASTR PLAN RE-EXAMINATION for January 2013.

**RE EXAMINATION OF THE MASTER PLAN
AND DEVELOPMENT REGULATIONS
LEBANON BOROUGH**

REQUIREMENT:

As required by the NJSA 40:55D-89, the Lebanon Borough Planning Board has reviewed the Borough's Master Plan, originally approved in 1973, as well as the subsequent reexamination and

the Borough's Land Use Ordinances.

Planning Board 2012 Members:

ALEX SAHARIC, CHAIR
DR. CHRIS UCHRIN, VICE-CHAIR
JOE HAUCK
HENRY HOPKINS
DAVID ABELES
CHRIS UCHRIN
COUNCILMAN SAM BERGER
WILLIAM SKENE
MAYOR MICHAEL F. REINO
RONALD LAPCZNYSKI
JAMES NEWMAN
WILLIAM SHURTS, PB, ATTORNEY

1. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT
IN

THE MUNICIPALITY AS THE TIME OF THE ADOPTION OF THE LAST

REEXAMINATION REPORT

In the 2005/2008 reexamination report, the Planning Board found that the objectives established in the original Lebanon Borough Master Plan were still valid and did not require change. Also, since the Borough was under the court master's jurisdiction, a final ruling would impact this plan.

Lebanon Borough Master Plan set forth the following goals and objectives:

1. To maintain and improve the unique and desirable residential character of Lebanon Borough.
2. To control and direct changes so as to better utilize our land for residential and commercial purposes without unduly restricting variety or design, while considering supportive infrastructure and by using the most recent Environmental Resource Inventory for control and a planning foundation.
3. To assign and develop suitable zones for residential, light industrial, commercial and professional uses.
4. To provide healthful and serviceable recreational facilities for our Borough.
5. To maintain excellent education processes and to furnish adequate protective services and useful facilities, including the concept of regionalization, where feasible.
6. To safeguard the future of our Borough by providing sufficient legal controls and enforcement to insure prudent usage and development.

The 2005/2008 reexamination report found that several of the proposals set forth in the original plan to reach those goals and objectives had been accomplished while others were ongoing. These continue to be areas of concern to the Borough. The Plan set forth the following proposals to help accomplish the above mentioned goals and objectives.

- A. The Plan must attempt to establish and preserve a sound economic and fiscal base for the Borough. This can be accomplished by careful allocation of lands for commercial and industrial development. Physical and economic planning must be coordinated.

B. The Plan recommends the development of affordable housing units. This type of development should be permitted as long as it meets the prescribed density, health standards, and character of the district to meet State requirements. The Borough's Housing

Element and Fair Share Plan is a resource for that objective.

C. The improvements of the internal circulation system that would provide a safe and convenient movement of local residents through the Borough as well as endeavoring to limit through traffic only to major roads. A major objective would be a full interchange at

Route 78 and Cokesbury Road.

D. The preservation of natural open spaces in the Borough is essential. This can be achieved by having effective development limitations in areas of flooding and by utilizing our Environmental Resource Inventory (ERI).

E. The Borough should actively pursue the possibilities of expanding the sewer system in order to provide for future growth and include those in the community not

yet connected for service.

F. In order to coordinate the physical planning proposals with the fiscal ability of the borough, it is strongly recommended that Lebanon consider and adopt a capital program which will reflect local priorities for future improvements as well as the most appropriate techniques

by completely updating the Borough's Master Plan document, inclusive of an Environmental Resource Inventory (ERI)

2. THE EXTENT TO WHICH ITS PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED IS SUBSEQUENT TO THE DATE OF THE LAST REEXAMINATION.

A. ZONING

The Lebanon Borough Zoning map dividing the borough into zones for professional, residential, multi-family, commercial and industrial development was originally adopted in 1973.

In order to meet the housing needs imposed upon the Borough, a new classification was established

for multi-family affordable housing in 1989 and the area known as the “the Quarry” was rezoned to

the new classification and is presently being completed. In addition a use variance was granted in

1996 to allow “Senior Citizen Multi-family: dwellings on the “Grist Mill” property off of Clark Road. Also a “Builders Remedy” Lawsuit allowed for multi-family housing off Cokesbury Road.

Generally, it is unnecessary to restudy the current zoning plan since all the undeveloped

land in the Commercial and Industrial zones are currently covered by approved site plans awaiting

future construction and only a few vacant lots exist in the Residential zones.

However at present the tract of the Doggett Corporation should be considered for a zoning change

to local commercial. The Doggett property has long history for commercial use and was originally

developed in conjunction with a larger commercial use on the west side of Cherry Street in Clinton Township. It is not suitable for residential development and should be rezoned accordingly

B. MULTI-FAMILY

The existing Multi-Family Zone is fully built out with the townhouse development known as “The

Commons.” The Multi-Family/Affordable Zone is fully built out with the Heights of Lebanon

Multi-Family Project totaling 120 units with 10 affordable units, all of which have been constructed

and are occupied. The development known as Presidential Place, located at the northeast corner of

the Route 78 – Cokesbury Road intersection, was court approved as part of the resolution of a

Builder’s Remedy Lawsuit. This 150 unit project has been fully built out including its 30

affordable housing units. The remaining multi-family units in Lebanon Borough are located at the

Grist Mill site (40 units limited to age 55 and over) and the Coach House project with a total of eight (8) multi-family units – two (2) of them affordable units.

C. TRAFFIC

State highway Route 22 and Interstate Route 78 are the major source of traffic into and out

of the Borough. With projected extensive increase in traffic on these heavily traveled main

thoroughfares, the Hunterdon Country Planning Board has initiated a Corridor Study and

has recommended to the State for improvements which will provide better access on

and off these roads. Members of the Lebanon Borough Planning Board along with

representatives of other municipalities have contributed to this ongoing effort. The Cokesbury Rd,

Route 22 / Route 78 intersections are prime issues in that regard. A full interchange at Route 78 and

Cokesbury Road must become a priority.

Main Street serves a large residential area and is traversed by school children and Pedestrians. It must remain free of as much unnecessary traffic as possible. Increased traffic from the State Highways plus potential traffic from proposed Residential developments outside of the Borough threaten its current safety and tranquility with speeding a major concern.

The County no longer maintains Main Street and Cokesbury Road (Between Main Street and Route 22). These are now municipal roads and therefore maintained by the Borough. Heavy traffic will only create additional maintenance costs. In addition, Main Street now has become a by-pass for the traffic light on Route 22 and Cokesbury Road.

D. RAILROAD LINE

New Jersey Transit operates a scheduled commuter line that runs through the southern reaches of the Borough. The trains make regular stops in Lebanon and tickets can be purchased on the train. The station is a unique structure that captures the past traditions of rail travel. This sound building of historic value is now owned by New Jersey Transit and used as an office. The rail line must remain a viable means of mass transit consideration in future planning for the area including a need for commuter parking.

E ENVIRONMENT

The State Department of Environmental protection now has control over wetlands development and developers are prohibited from building within defined wetlands. Currently all site plans take into considerations these regulations as per regulated C-1 Stream Delineation. The Borough Environmental Committee will now review site plans with recommendations to the Planning Board. The Borough zoning ordinance was amended in 1991 to allow only 40% impervious coverage in the Commercial zones in order to further enhance its open spaces conditions and reduce storm water run off.

The Environmental Committee along with the Shade Tree Committee has implemented a Shade Tree Ordinance for tree care.

The Lebanon Borough Council has acquired land along the Rockaway Creek in the Borough for public use and parklands and walk paths with stream crossings (bridges) that have been built. The upgrading of paths is now underway and railings are to be replaced on the second bridge to the Grist Mill.

Flooding still continues in the Lynwood area and this situation requires that strict application of storm water management regulations be adhered to by all future developments. It is also becoming essential that monitoring of the current systems is necessary to assure that all systems are working adequately, keeping future potential flooding to a minimum. The stormwater management plan initiated has contributed to lesser flooding especially since retention/detention provisions are included. A continued effort for FEMA help in this area is on-going through the Office of Emergency Management.

F. REGIONAL SEWER SYSTEM

As noted in the 1991 report, the Lebanon Borough sewers were completed in 1984. An addition the sewer plant is now operational. Since lack of sewer capacity continues to be a factor whatever gallonage remains are available is now reserved for affordable housing projects.

G. CAPTIAL IMPROVEMENTS

STREETS & ROADS: The Mayor and Council have continuously been improving the Borough roads with resurfacing and curbing programs, additional sidewalks have been added to Main Street and Cherry Street. A considerable amount of work has been done on Central Ave and a drainage / resurfacing project has been completed on Cherry Street.

BOROUGH HALL: The Municipal Clerk's office, the Planning Board and other municipal officials, moved into the old school building at 6 High Street in 1991. In 2010 the building was made handicap accessible by installing an elevator to the main floor. Bathrooms were upgraded and also made handicap accessible. The main meeting room serves as both the Council room and meetings. Other meeting rooms are available for use by community groups, such as the Lebanon Sewerage Authority. July 4th Committee, Community Athletics, etc. There is also a room suitable for use by senior citizen groups for craft classes, etc., which is used by the Recreation Committee.

PARK: The Holjies-Sheppard Memorial Park located off Sutton Place has been

significantly improved with the addition of a larger baseball field and a new wooden jungle gym with safety ground cover. The parking area has been filled, graded and stoned.

Property was acquired to allow for a footpath from the Park to Cherry Street, so that pedestrians can

cross directly to the newly installed sidewalk and avoid the Main/Cherry Street intersection.

Another entrance from the Reformed Church on Brunswick Ave has been added.

SCHOOL: The school located on Maple Street, which was completed in 1989, is adjacent

to the Park and has the use of the Park and its playing field during school hours. The school is also

utilized for scheduled community activities.

POLICE: The municipal building at 96 Main Street was completely renovated to accommodate the Police Department Headquarters in 1993 and a new heating system installed in 2011 and now houses the NJ State Police that provides town police coverage.

EMERGENCY MANAGEMENT: Emergency management is handled by an Office of

Emergency Management (OEM) volunteer group located in the Police Department complex on Main Street adjacent to the firehouse. The office has various radio and telecommunications resources that allow for immediate contact with the respective county and state agencies. An active emergency plan provides for contingencies that will enhance community/citizen safety with pertinent directives for addressing concerns and /or calls, for assistance. This group works closely with the Fire Company and the County Office of Emergency Management (OEM) under the State of New Jersey directives.

FIRE COMPANY: A volunteer company handles fire fighting. The Lebanon Volunteer Fire Company is located on Main Street between Cokesbury Road and Cherry Street. The location

is approximately in the center of the Borough with excellent access to the entire town. There are approximately 27 active firefighters utilizing: 2011 GMC Suburban Chief's car; a 1998 Station car;

1985 Pearce 500 gallon Mini Pumper; 1996 Quality 1500 gallon Pumper; 1993 Mack

Pumper/Tanker with 3500 gallons of water; 2001 Seagrave "Mean Stick" Ladder Truck; and 2006

Seagrave Squad Truck. The original single-bay building is in sound condition and has been added

onto, five bays altogether with a second story being built on the intermediate 3-bay section.

This complex has an emergency generator and serves the community as a meeting place, an emergency shelter, and as a center for various community activities, funding for the Lebanon Volunteer Fire Company is through public donations, such as a letter fund drives, pool filling with

water and 50/50's, etc. The Borough and other municipal governments also make annual contributions to the Fire Company. The Fire Company now schedules an annual "Hose Down" community affair to raise money and provide for a town gathering.

H. NEW CONCERNS

I.

a) TRAFFIC

Traffic entering the Borough at peak hours by commuters seeking to enter and leave the corporate sites on Cokesbury Road has become unacceptable. The addition of entrance and exit

ramps to Route 78 is needed to alleviate this condition. Additional solutions to decreasing the traffic flow along Route 22 and Interstate 78 through the Clinton-Lebanon area have been studied

by Hunterdon County Planning Board. The Borough has been supporting this effort and must continue to do so while including lane change recommendations for the intersections of Cokesbury

Road and Route 22. The Planning Board considers these traffic conditions and needed solutions

there as priority planning issues. Important to the Route 78 interchange with Cokesbury Road is

the availability of property shown as Block 2 Lot 15 that presently has an active build out plan along with the addition of a sidewalk to Route 22.

b) STATE AND COUNTY PLANS

Lebanon has been designated as a “Planning Area” by the State Planners due to its location,

current state of development and immediate accessibility to the major highways. Hunterdon

County has taken the lead in the State Cross Acceptance process. Members of the Planning Board

have been working with the Hunterdon County Planning Board and members of surrounding towns

in exploring towns acting together can benefit from State involvement in providing solutions to the

problems with the Highlands Act and the third round of COAH’s requirements.

The Planning Board / Board of Adjustment along with borough council have documented our

interest and support of the Highlands Act’s goals and objectives. However at this time the Borough

of Lebanon should not opt into the Highlands Planning Area Land Use Ordinance until the

following issues are resolved;

1. The State of New Jersey introduces and approves a Storm Water Control Plan for routes 22 and 78. This runoff from state and federal properties floods borough properties.
2. Answers to the Highlands Land Use Ordinance Comments; Article 2 through Article 9 are forthcoming.
3. The inclusion of the Bellemead / 78 Corporate Center within the “Existing community Zone” on the Highlands Land Use Capability Map.
4. The Borough’s Land Use Ordinance allow for the development of the Bellemead / 78 Corporate Center based on previous MLUL’S when the project was approved and prior to August 10, 2004 enactment of the Highlands Act. The Wastewater Plan (Sewage) for the site must be included as grand fathered for the site.

When the aforementioned four (4) issues have been resolved to the satisfaction of the Borough of Lebanon, the Borough shall then move forward with the process of inclusion into the Highlands Planning Area Land Use Ordinance. Also, once the municipality receives the future third round housing Obligation of the Highlands Plan, conformance will then be considered.

c) LEBANON AFFORDABLE SENIOR CITIZEN HOUSING

Lebanon adopted an ordinance establishing requirements for moderate income restricted housing units for senior citizens project in *The Gristmill*. The final building is now being rehabilitated with contributing funds from the Borough.

3 THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING A BASIS OF THE MASTER PLAN AS LAST REVIEWED WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION OF LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OR NATURAL RESOURCES, ENERGY CONSERVATION AND ENERGY IN STATE, COUNTY AND LOCAL

POLICIES AND OBJECTIVES.

The review conducted by the Planning Board has found no noteworthy changes in the assumptions, objectives and policies that were the basis of the Borough's original Master Plan. However, since that time a "Builder Remedy" lawsuit has been initiated against the Borough and was under the jurisdiction of a Court Master regarding COAH requirements.

"On August 20, 2012 the Borough received a Prior Round Judgment of Compliance and Repose from Superior Court. This order issued by the Court states the Borough satisfied its prior round and rehabilitation affordable housing obligations. Notwithstanding, the Borough continues to be under the Court's jurisdiction for affordable housing. The order furthermore granted the Borough immunity from exclusionary zoning lawsuits until the date required for submission of the third Round Compliance Plan."

Also the Highlands Act has designated the Borough as a "Planning Area" for development and possible growth. These issues as well as what our COAH obligations are clouds to a future "Master Plan".

In the near future and likely at the next reexamination of the plan major changes may occur due to

finalizing the State and county plans including the Highlands Act and COAH. The Zoning

Ordinances have seen only minor changes since the last reevaluation which were intended only to clarify the intent

of same.

4. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN INCLUDING

UNDERLYING OBEJECTIVES, POLICIES AND STANDARDS.

- To utilize the current Environmental Resource Inventory (ERI) as a section of our plan along with our Housing Element.
- To investigate and implement development changes which would increase the ratio of commercial ratables, consistent with the overall changes of the original Master Plan to include COAH in those changes.
- To emphasize the need for a full Route 78/Cokesbury Road interchange and to re-arrange traffic patterns at Cokesbury Road and Route 22 inclusive of sidewalks.
- The update to include acceptable elements of the County and State plans.

5. PLANNING PROPOSALS

The Master Plan emphasizes the importance of community safety dealing with pedestrian travel, and motor vehicle travel and impact, along with flood water concerns. Strategic plans for each of these issues not only relies on community coordinated planning but must include those accountable in surrounding communities when adjacent projects impact on the Borough. Maintaining the desirable elements of the Borough's historic values is imperative.

LEBANON BOROUGH PLANNING BOARD

Date: 1/9/2013

Alexander Saharic

ATTEST:

Karen M. Romano,
Planning Board Secretary

The motion passed with the following roll call vote:

Ayes: Skene, Hauck, Uchrin, Hopkins

Abeles, Berger, Wilson, Lapcynski, Saharic
Nays: None
Absent: Reino, Newman

MISCELLANEOUS:

None

ADJOURN

Mr. Skene moved, Mr. Hauck seconded a motion to adjourn, there being no further business to come before the Board. The motion was passed by unanimous vote. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Karen Romano
Planning Board Secretary