



LEBANON BOROUGH
PLANNING BOARD & BOARD OF ADJUSTMENT
MINUTES
April 8, 2015

The Regular meeting of the Lebanon Borough Planning Board/Board of Adjustment was called to order by Chairman 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.

ROLL CALL:

Members Present: Alexander Saharic, Dr. Christopher Uchrin, Joseph Hauck, Ron Lapczynski, William Skene, Councilman Sam Berger, and Henry Hopkins
Absent: David Abeles, Mayor Reino, James Newman and William Wilson
Also present: Karen M Romano, Secretary and William Shurts Esq.

MINUTE APPROVAL:

Mr. Hauck moved, and Mr. Dr. Uchrin seconded, a motion that Minutes of March 2015.

The motion passed with the following roll call vote:

Ayes: Saharic, Uchrin, Hauck, Lapczynski, Skene, Berger, and Hopkins

Absent: Abeles, Reino, Newman and Wilson

Nays: None

EXPENDITURE APPROVAL:

Mr. Hauck moved, and Mr. Abeles seconded, a motion that Expenditures of April 2015.

	DEVELOPERS	ESCROW	
46 - FERRIERO ENGINEERING	PO 6433	NOVEMBER 2014 ROLLIN FAST	1,275.48
46 - FERRIERO ENGINEERING	PO 6440	ROAD OPENING PERMITS & INSPECTIONS,	31.88
46 - FERRIERO ENGINEERING	PO 6468	ENG SVCS - ROAD OPENING PERMITS/INS	338.13
241 - WILLIAM SHURTS, ESQ	PO 6430	NOVEMBER 2014 LISA DEROZE	135.00
241 - WILLIAM SHURTS, ESQ	PO 6431	NOVEMBER 2014-METROPOLITAN SEAFOOD	255.00
241 - WILLIAM SHURTS, ESQ	PO 6432	NOVEMBER 2014 ROLLIN FAST	1,095.00
241 - WILLIAM SHURTS, ESQ	PO 6456	NOVEMBER 2014	135.00
241 - WILLIAM SHURTS, ESQ	PO 6635	DEROZE-DECEMBER 2014	450.00

The motion passed with the following roll call vote:

Ayes: Saharic, Uchrin, Hauck, Lapeynski, Skene, Berger, and Hopkins

Absent: Abeles, Reino, Newman and Wilson

Nays: None

OATH OF OFFICE

The Oath of Office was administered by William Shurts Esq. to:

Alexander Saharic

Class IV

12/31/2018

FREEDMAN SITE PLAN WAIVER: BLK1 LOT 5 FORMAL

A Site Plan has never been approved for this property.

Attorney Shurts labeled the Application Exhibit A1, the Affidavit of Service Exhibit A2 and the Plan Exhibit A3.

Attorney Shurts then swore in Jeff Freedman property owner, Timothy Yurkovitch Manager for the proposed Collis Crane site, David Collis owner of Collis Crane, since 1984.

Testimony:

Mr. Collis stated he owned and operated many Crane sites across the United States and Canada. They will be working on truck mounted equipment. All trucks would be parked in locked fenced area. All Oil and fluids are safe and regulated. They don't change oil they repair equipment. All repairs will take place inside. Mr. Collis stated all welding would take place inside. The existing four service bays will be used.

Jeff Freedman stated the Lane was owned by NJDOT. Mr. Collis would need NJDOT permission to put up a pipe gate.

Chairman Saharic stated there were drainage concerns that the Board would like to revisit in one year. Mr. Collis state he would be will to do a Phase I Environmental Study to establish a baseline. This use will be responsible for anything above the baseline.

A 4 x 6 foot sign would be needed on the Interstate side on the build (south side). The Board stated it would have to compile with the sign ordinance, but should be fine. Lights would be needed to illuminates the storage yard.

Mr. Freedman stated the water has been hooked up with Clinton water and the well has been sealed.

Chairman Saharic stated a Recycling plan would have to be established and submitted to Karen Romano.

Engineer Brightly reviewed what was missing from the proposed plan. Chairman Saharic requested Mr. Freedman's Engineer work with Mr. Brightly to complete the Site Plan and the Board would revisit the proposal in May.

OPEN PUBLIC SESSION

Chairman Saharic opened the floor for public questions. There being no comment the floor was closed.

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 9:25 p.m.

Respectfully submitted,

Karen Romano
Planning Board Secretary