



LEBANON BOROUGH
PLANNING BOARD & BOARD OF ADJUSTMENT
MINUTES
November 28, 2017

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, Councilman Berger William Skene, and Henry Hopkins

Absent: William Wilson, Mayor Reino, Ron Lapczynski, David Abeles, and James Newman

Also present: Karen M. Romano Administrator/Clerk

MINUTE APPROVAL:

Mr. Abeles moved, and Mr. Hauck seconded, a motion for the approval of the Minutes of October 10, 2017.

The motion passed with the following roll call vote:

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

Absent Abeles, Lapczynski, Reino, Wilson and Newman

Abstain:

EXPENDITURE APPROVAL:

No expenditures at this time.

DOLL HOUSE Block 13.02 Lot 48 FORMAL

Attorney Jonathan Drill swore in Charles Rand and William Murphy of 157 Main Street and Relators Barbara Boswell and Susan Odenthal of the Clinton Weichert office.

Mr. Rand presented the application to the Board to change the use on the property from a commercial space on the first floor and second floor apartment to a two-family dwelling. Mr. Rand stated the Doll House was no longer a viable business. The internet created the market for online sales resulting in minimal retail traffic. The property has been listed for 18 months. In 2002 the property was purchased for over \$400,000 dollars. August 2017, it was dropped to \$296,000. September 2017, it was dropped to \$269,900 It is now listed for \$245,500.

The property is located in the Residential-Professional Zone. 10.01 allows professional office and one -family dwellings. 10.03 prohibits "all other uses". The property had previously obtained a "D-variance to all retail / commercial on the first floor (with permitted one-family, residential on the second floor).

Relator Susan Odenthal explained the hardship to the Board as to why the property was not selling with a history of their marketing approach. In 2016 the property was listed at \$453,207. In December of 2016 it was dropped to \$449,900, in April of 2017 it was dropped to \$379,900. Susan stated the property has been marketed on the internet, commercial websites as well as residential websites. They have reached out to Professionals through direct mail and new doctors. Barbara stated it was very hard to obtain a commercial mortgage. As a result, they have had no Professional interest in the property.

Mr. Rand and Mr. Murphy now have a cash off for \$245,500 based on the Change of use variance in front of the Board converting the dwelling to a two family. Ms. Odenthal introduced the buyers Larry Srebrenick and Dan Ruhland.

Attorney Jonathan Drill Swore in Larry Srebrenick and Dan Ruthand.

Mr. Srebrenick stated he was interested in purchasing the property as an investment. His plan was to place a two-car garage in the bottom left of the dwelling, cut down the parking lot to five parking spaces and ad a lawn and landscaping. He wanted to convert the building into a two-family residential building with a one family unit on the first floor and a separate and second one family unit as the second floor. A "D" Use Variance is required.

OPEN PUBLIC SESSION

Chairman Saharic opened the floor for public questions.

Mrs. Solouk of 155 Main Street expressed concern with the value of their property dropping. Her attorney David Dorward was in attendance stating Mr. Solouk was out of the country and was also concerned. He stated he would be in to listen to the recording of the meeting and attend the next meeting.

There being no further comment the floor was closed.

Attorney Drill and the Board agreed a drawing should be submitted to show what the exterior of the building would look like and what landscaping would be added and what the property and front yard would look like.

Attorney Drill explained that the applicants' argument is that the conversion of the ground floor retail/commercial to upscale residential and the elimination of the large parking area in the front yard advances the general welfare purpose of the MLUL and will be better for the neighbors and neighborhood than leaving the property with the existing "D" variance for combined retail / commercial and residential use.

A 10 minutes recess was called by Chairman Saharic for the applicant and buyer to discuss.

The application resumed at 8:30.

Ms. Odenthal requested a straw poll on the two-family dwelling concept.
Chairman Saharic requested the straw poll.

A poll was taking with the following members indicating that they were in favor of the concept, subject to review and approval of a drawing, which would have to convince them that the aesthetics of the building and property would be improved by allowing the two-family dwelling:

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

Absent Abeles, Lapeynski, Reino, Wilson and Newman

Abstain: None

Attorney Drill continued the meeting to January 9th giving the applicant time to submit a drawing. He stated there was No need to re-notice the meeting.

MISCELLANEOUS:

None

ADJOURN

Mr. Skene moved, Mr. Abeles 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 8:45p.m.

Respectfully submitted,

Karen Romano
Planning Board Secretary

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