



LEBANON BOROUGH COMMON COUNCIL  
Friday, May 24, 2019

The Regular Meeting of the Lebanon Borough Common Council was called to order by Mayor James J Pittinger at 8:30 pm.

The meeting was convened in compliance with the Open Public Meeting Act of 1975; notice was sent to three local newspapers and posted on the bulletin board at Borough Hall.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Mayor Pittinger.

**MOMENT OF SILENCE:**

As of today, a total 8450 of American Service Members have given their lives for our Country in the war against terrorism, New Jersey total remains at 129. Mayor Pittinger requested a moment of silence in remembrance of all the service men and women who have paid the ultimate sacrifice. On behalf of a grateful nation, they are truly heroes.

**ROLL CALL:**

Present: Mayor Pittinger, Council President Burton, Councilman Junge, and Councilman Schneider

Absent: Councilman Berger, Councilman Piagentini and Councilwoman Baldinger

Also Present: Administrator/Clerk Karen Romano RMC, CMR  
and Attorney Joseph Novak Esq.

**RESOLUTION #80-2019:**

**Council President Burton made a motion to approve Resolution 80-2019 with a second by Councilman Schneider.**

**BOROUGH OF LEBANON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

**RESOLUTION 80-2019**

**AUTHORIZING AND DIRECTING THE LEBANON BOROUGH PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION OF AN AREA OF THE BOROUGH, AND TO RECOMMEND WHETHER OR NOT THE BOROUGH COUNCIL SHOULD DETERMINE THAT THE SAME IS AN AREA IN NEED OF REDEVELOPMENT AS A NON-CONDEMNATION REDEVELOPMENT AREA**

**WHEREAS**, there exists in the Borough of Lebanon, certain areas of the Borough which may be in need of redevelopment to address unsafe and/or unwholesome, stagnant and/or unproductive conditions as addressed in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (hereinafter, the “Redevelopment Law”); and

**WHEREAS**, the Governing Body of the Borough of Lebanon has identified a “Study Area” which may meet the criteria as established in the Redevelopment Law; and

**WHEREAS**, the Study Area can be more particularly described as the area bounded by the north side of Route 22 at its intersection with Corporate Drive, and then on a perpendicular course, north to Interstate 78 (eastbound), and then westerly along Interstate 78 to its intersection with Cokesbury Road, and then southerly along Cokesbury Road to Route 22, and then easterly along Route 22 to the point and place of beginning, (hereinafter the “Study Area”); and

**WHEREAS**, there presently exists within the Study Area, properties that have land use, construction code, Board of Health and/or State Fire Marshall violations, are vacant and/or abandoned, contain obsolescent and/or substandard buildings, have tracts of vacant land that were approved for commercial office construction over 30 years ago, but remain unimproved vacant land, and/or the lack of proper utilization of parcels within the Study Area which among the deficiencies, impede land assemblage or discourage the undertaking of improvements which conditions may be presumed to be having a negative social or economic impact or otherwise are detrimental to the public safety, health and morals or welfare of the community in general; and

**WHEREAS**, the Redevelopment Law provides a mechanism to empower and assist local governments in efforts to promote programs of development and rehabilitation, setting forth specific procedures for full investigation and determination of recommendation

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council hereby authorizes and directs the Lebanon Borough Planning Board to continue and complete its previously authorized investigation to determine whether the Study Area set forth above is an area in need

of redevelopment as satisfying the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-5; and

**BE IT FURTHER RESOLVED** the Planning Board shall prepare a map showing the general boundaries of the Study Area to be investigated and the location of various parcels of property and the location and identity of the parcels included therein, appending to such map, a statement setting forth the basis for the investigation; and

**BE IT FURTHER RESOLVED** that the Planning Board shall provide public notice and public hearings, specifically adhering to all of the directives of the Redevelopment Law, N.J.S.A. 40A-12A-6; and

**BE IT FURTHER RESOLVED** that any Redevelopment determination shall establish a Non-Condemnation Redevelopment Area and the Lebanon Borough Council shall retain and be authorized to use all of the powers provided by the Legislature for use in a Redevelopment Area; and

**BE IT FURTHER RESOLVED** upon completing its hearings on the matter, the Planning Board shall make recommendations as to the Study Area, or any part thereof, to be determined, or not be determined by the Lebanon Borough Council, that such designated area is a Redevelopment Area or an area in need of redevelopment; and

**BE IT FURTHER RESOLVED** that all required public Notices, publications, mapping, rights to inspect maps and documents, hearing procedures shall be strictly adhered to as set forth in the Redevelopment Law, N.J.S.A. 40A:12A-1, et. seq.

Introduced and adopted: May 24, 2019  
Ayes: Pittinger, Burton, Junge, Schneider  
Nays:  
Absent: Piagentini, Berger, Baldinger

LEBANON BOROUGH COUNCIL

\_\_\_\_\_  
Richard J Burton  
Borough Council President

### CERTIFICATION

I, Karen Romano, Lebanon Borough Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the 24th day of May, 2019 at 8 :30 am , that this Resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.

Date: May 24, 2019

\_\_\_\_\_  
Karen M. Romano, RMC

Borough Clerk

**The Motion was passed by the following vote:**

YES: Council President Burton, Councilman Junge, Councilman Schneider NO:

None

ABSTAIN: None

ABSENT: Councilman Berger, Councilman Piagentini, and Councilwoman Baldinger

**RESOLUTION #81-2019:**

**Council President Burton made a motion to approve Resolution 80-2019 with a second by Councilman Junge.**

**BOROUGH OF LEBANON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

**RESOLUTION # 81-2019**

**RESOLUTION AUTHORIZING SPECIAL EMERGENCY APPROPRIATION  
PURSUANT TO NJS 40A:4-53**

**For Building Roof Repairs**

**WHEREAS**, an emergency has arisen with respect to the health and welfare of all who enter 6 High street due to a roof leak from the north, east and west ends of the building; and

**WHEREAS**, the total amount of emergency appropriations created including the appropriation to be created by this resolution in not to exceed \$20, 0000.00.and three percent of the total operating appropriations in the budget for 2019 is \$27,656.15; and

**WHEREAS**, the foregoing appropriation, together with prior appropriations, does not exceed three percent of the total current operating appropriations in the budget for 2019; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Lebanon in the County of Hunterdon (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with N.J.S. 40A:4-48:

1. An emergency appropriation be and the same is hereby made for Building & Grounds other expenses in the amount of \$20,000.00.
2. That said emergency appropriation shall be provided for in full in the 2020 budget and is requested to be excluded from CAPS pursuant to N.J.S. 40A:4-45.3.c (1).

That two certified copies of this resolution be filed with the Director of Local Government Services. Introduced and adopted: May 24, 2019

Ayes: Pittinger, Burton, Junge, Schneider

Nays: 0

Absent: 0

\_\_\_\_\_  
Richard J. Burton, Council President

ATTEST: \_\_\_\_\_

### CERTIFICATION

I, Karen M. Romano, Lebanon Borough Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the May 24, 2019 that this resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.

Date: May 24, 2019

\_\_\_\_\_  
Karen M. Romano, RMC  
Lebanon Borough Clerk

### The Motion was passed by the following vote:

YES: Council President Burton, Councilman Junge, Councilman Schneider NO:

None

ABSTAIN: None

ABSENT: Councilman Berger, Councilman Piagentini, and Councilwoman Baldinger

### RESOLUTION #82-2019:

**Council President Burton made a motion to approve Resolution 80-2019 with a second by Councilman Junge.**

### BOROUGH OF LEBANON COUNTY OF HUNTERDON STATE OF NEW JERSEY

### RESOLUTION #82-2019

### EMPLOYEE HIRE

**BE IT RESOLVED**, by the Lebanon Borough Common Council that Matthew Valentine shall be hired for general seasonal Borough Maintenance and;

**WHEREAS**, Matthew Valentine shall receive \$12.00 per hour for General Borough Maintenance and;

**BE IT FURTHER RESOLVED** by the Lebanon Borough Council that the salary range for General Borough Maintenance having been established and set forth in Ordinance #2018-03, the following salary is hereby granted to the employee for the year 2018:

General Borough Maintenance

range \$12.00 to \$45.00 per hour

Introduced and adopted: May 24, 2019

LEBANON BOROUGH COUNCIL

Ayes: Pittinger, Burton, Junge, Schneider

Nays: 0

Absent: Piagentini, Berger, Baldinger

Abstain: 0

\_\_\_\_\_  
By: Richard Burton, Council President

**CERTIFICATION**

I, Karen M. Romano, Lebanon Borough Clerk, hereby certify that this resolution was duly adopted by the Borough of Lebanon Common Council at a meeting duly held on the 24<sup>th</sup> day of May, 2019; that this Resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.

Dated: May 19, 2019

\_\_\_\_\_  
Karen M. Romano, RMC  
Borough Clerk

**The Motion was passed by the following vote:**

YES: Council President Burton, Councilman Junge, Councilman Schneider NO:

None

ABSTAIN: None

ABSENT: Councilman Berger, Councilman Piagentini, and Councilwoman Baldinger

**ADJOURN:**

Councilman Junge moved and Council President Burton seconded a motion to adjourn, there being no further business to come before Council. The meeting was adjourned at 9:15 am by unanimous vote.

Respectfully Submitted

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Karen M. Romano, RMC  
Borough Administrator/Clerk



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