



LEBANON BOROUGH
 PLANNING BOARD & BOARD OF ADJUSTMENT
 MINUTES
 Tuesday, June 11, 2019

The Regular meeting of the Lebanon Borough Planning Board/Board of Adjustment was called to order by Chairman at 7:30 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, William Skene, David Abeles, Joseph Hauck, Henry Hopkins and Ron Lapcynski

Absent: William Wilson, Mayor Pittinger, Councilman Berger, and James Newman

Also present : Karen M. Romano Planning Board Sec.

EXPENDITURE APPROVAL:

Mr. Hopkins moved, and Dr. Uchrin seconded, a motion for the approval of the Expenditures of June 2019.

List of Bills - (All Funds)

For bills from 02/1/2019 to 06/10/2019

Current Fund

| | | | | | |
|---|----------|-------------------------------------|--------|----------|----------|
| 46 - FERRIERO ENGINEERING | PO 9557 | Planning Board and Engineering Serv | 767.75 | 767.75 | |
| 715 - Maser consulting P.A. | PO 9514 | Planning Services January 2019 | 245.00 | 245.00 | |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9541 | Affordable Housing December 2018 | | 3,217.50 | |
| | PO 9542 | Planning Board Attorney December 20 | | 181.50 | 3,399.00 |
| 255 - BANISCH ASSOC., INC | PO 9623 | Professional Planning Services | 829.00 | 829.00 | |
| 46 - FERRIERO ENGINEERING | PO 9626 | Engineering Services February 2019 | 980.00 | 980.00 | |

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|---|----------|--------------------------------------|----------|----------|----------|
| 715 - Maser consulting P.A. | PO 9624 | Affordable Housing | 1,845.00 | | |
| | PO 9625 | Professional Services | 70.00 | 1,915.00 | |
| 40 - NJ PLANNING OFFICIALS | PO 9608 | 2019 Membership Dues | 325.00 | 325.00 | |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9631 | Professional Services | 981.75 | | |
| | PO 9632 | Affordable Housing | 2,640.00 | 3,621.75 | |
| 46 - FERRIERO ENGINEERING | PO 9685 | Municipal Engineering Services | 210.00 | 210.00 | |
| 46 - FERRIERO ENGINEERING | PO 9687 | Professional Services | 960.00 | 960.00 | |
| 46 - FERRIERO ENGINEERING | PO 9688 | Professional Services | 70.00 | 70.00 | |
| 715 - Maser consulting P.A. | PO 9664 | Professional Services | | 4,127.50 | 4,127.50 |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9715 | Services Rendered - Planning Board | 115.50 | | |
| | PO 9716 | Affordable Housing | 1,542.75 | 1,658.25 | |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9765 | Affordable Housing | | 4,034.25 | 4,034.25 |
| 715 - Maser consulting P.A. | PO 9790 | Affordable Housing | | 3,640.00 | 3,640.00 |
| 255 - BANISCH ASSOC., INC | PO 9734 | Professional Planning Services | 3,393.00 | 3,393.00 | |
| 46 - FERRIERO ENGINEERING | PO 9751 | Engineering Services / Affordable Ho | 1,709.75 | 1,709.75 | |
| 715 - Maser consulting P.A. | PO 9735 | Professional Services Rendered thro | 915.00 | 915.00 | |

DEVELOPERS ESCROW

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|---|----------|-------------------------------------|------------|------------|-----------|
| 46 - FERRIERO ENGINEERING | PO 9556 | Engineering Services January 2019 | 980.00 | 980.00 | |
| 715 - Maser consulting P.A. | PO 9515 | Planning Services January 2019 | | 1,145.00 | 1,145.00 |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9543 | Planning Board Services December 20 | 280.50 | 280.50 | |
| 819 - Echelon Services | PO 9589 | Repairs to Heating/Cooling System | 115,615.00 | 115,615.00 | |
| 46 - FERRIERO ENGINEERING | PO 9628 | 2019 Street Opening Permit | 280.00 | 280.00 | |
| 46 - FERRIERO ENGINEERING | PO 9629 | Donlaon Brew Works, LLC B2L9 | 350.00 | 350.00 | |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL | LPO 9630 | Professional Services - Donlan Brew | 3,836.25 | 3,836.25 | |
| 46 - FERRIERO ENGINEERING | PO 9689 | Professional Services | 114.25 | 114.25 | |
| 813 - Johnson Mirmiran & Thompson Inc. | PO 9552 | Professional Services December 2018 | 5,480.00 | | |
| | PO 9700 | 2019 - Consulting Services | 4,615.00 | 10,095.00 | |
| 715 - Maser consulting P.A. | PO 9671 | Donlan Brew Works 2/25/19 | 35.00 | 35.00 | |
| 46 - FERRIERO ENGINEERING | PO 9753 | Professional Services | 927.00 | 927.00 | |
| 823 - Charles Rand, Jr. | PO 9791 | Refund of escrow balance | 244.75 | 244.75 | |
| 819 - Echelon Services | PO 8862 | Municipal Building Renovation | | 9,385.00 | 29,385.00 |
| 46 - FERRIERO ENGINEERING | PO 9786 | Engineering Services 4/11/17 and 4/ | 199.50 | 199.50 | |

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|---|------------|
| Total to be paid from Fund 01 Current Fund | 35,800.25 |
| Total to be paid from Fund 14 DEVELOPERS ESCROW | 163,486.75 |
| | ===== |
| | 199,287.00 |

The motion passed with the following roll call vote:**Ayes:** Saharic, Hauck, Uchrin, Abeles, Hopkins Skene, Lapcynski**Absent** , Pittinger, Wilson, Newman and Berger**Abstain:****MINUTE APPROVAL:****Mr. Hopkins moved, and Dr. Uchrin seconded, a motion for the approval of the Minutes of February 2019.****The motion passed with the following roll call vote:****Ayes:** Saharic, Hauck, Uchrin, Abeles, Hopkins Skene, Lapcynski**Absent** , Pittinger, Wilson, Newman and Berger**Abstain:****RESOLUTIONS:****Mr. Hauck moved, and Dr. Uchrin seconded, a motion for the approval of Resolution 2019-04****LEBANON BOROUGH PLANNING BOARD / BOARD OF ADJUSTMENT**

RESOLUTION DISENGAGING OUTSIDE PLANNING CONSULTANT JAMES KYLE AND REENGAGING BOARD PLANNING EXPERT DARLENE GREEN TO CONTINUE AND COMPLETE THE STUDY TO EVALUATE WHETHER THE STUDY AREA IDENTIFIED BELOW QUALIFIES AS AN AREA IN NEED OF REDEVELOPMENT UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW AS A NON-CONDEMNATION REDEVELOPMENT AREA

RESOLUTION NO. 2019-04

WHEREAS, the Lebanon Borough Council, by adoption of Resolution #103-2018 adopted on August 22, 2018 in accordance with N.J.S.A. 40A:12A-6, authorized and directed the Lebanon Borough Planning Board / Board of Adjustment (the “Board”) to undertake a preliminary investigation to determine whether a “Study Area”, which is described in detail below, is an area in need of redevelopment (a Condemnation Redevelopment Area);

WHEREAS, the Study Area consists of 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 I 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;

WHEREAS, the Board initially engaged Darlene Green, PP, AICP, its planning expert, to conduct a study and evaluate whether the property in the Study Area is an area in need of redevelopment (a Condemnation Redevelopment Area) under the criteria set forth in N.J.S.A. 40A:12A-5 as memorialized in Resolution No. 2018-05 adopted on August 22, 2018;

WHEREAS, due to Ms. Green’s schedule which no longer allowed her to sufficient time to complete the study and evaluation, the Board engaged outside planning consultant James Kyle, PP, AICP, to complete the study and evaluation, as memorialized in Resolution No. 2019-03 adopted on February 26, 2019;

WHEREAS, the Lebanon Borough Council, by adoption of Resolution #79-2019 adopted on May 24, 2019 in accordance with N.J.S.A. 40A:12A-6, reauthorized and redirected the Board to complete the preliminary investigation to determine whether a “Study Area”, which is described in detail above, is an area in need of redevelopment, but as a Non-Condemnation Redevelopment Area;

WHEREAS, Ms. Green’s schedule now allows her to complete the study and evaluation so the Board now wishes to disengage Mr. Kyle and reengage Ms. Green to complete the study and evaluate whether the property in the Study Area is an area in need of redevelopment but as a Non-Condemnation Redevelopment Area under the criteria set forth in N.J.S.A. 40A:12A-5;

NOW, THEREFORE, BE IT RESOLVED by the Board, by motion made and seconded on June 11, 2019, as follows:

1. Outside planning consultant James Kyle, PP, AICP, is hereby disengaged.
2. Board planning expert Darlene Green, PP, AICP, is hereby reengaged and redirected to complete the study and evaluate whether the property in the Study Area is an area in need of redevelopment but as a Non-Condensation Redevelopment Area under the criteria set forth in N.J.S.A. 40A:12A-5, which report shall be submitted to the Board for further action.

The above resolution was adopted on June 11, 2019 by the following vote of Board members:

| <u>Member</u> | <u>Yes</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------|------------|-----------|----------------|---------------|
| SAHARIC | x | | | |
| UCHRIN | x | | | |
| HOPKINS | x | | | |
| ABELES | x | | | |
| LAPCYNSKI | x | | | |
| HAUCK | x | | | |
| WILSON | | | | x |
| SKENE | x | | | |
| PITTINGER | x | | | |
| BERGER | x | | | |

ALEX SAHARIC
Chairperson

ATTEST: _____
KAREN ROMANO
Secretary

DATE ADOPTED: June 11, 2019

The motion passed with the following roll call vote:

Ayes: Saharic, Hauck, Uchrin, Abeles, Hopkins Skene, Lapcynski

Absent Pittinger, Wilson, Newman and Berger

Abstain:

MISCELLANEOUS:

Michael Girgis of Superior towing addressed the Planning Board with his ideas to improve the property in which he is currently renting. He apologized to the Board for the recent conditions of the property and stated his intention is to purchase the property and clean it up. Mr. Girgis stated he was working with Steve Parker Engineering on a Concept plan.

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 8:35 p.m.

Respectfully submitted,

Karen Romano
Planning Board Secretary

LBPB/BOA

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