



LEBANON BOROUGH COMMON COUNCIL
Wednesday, October 21, 2020

The Regular Meeting of the Lebanon Borough Common Council was called to order by Mayor James J Pittinger at 7:30 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 8499 of American Service Members have given their lives for our Country in the war against terrorism, New Jersey total remains at 130. 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 Berger, Councilman Junge, and Councilwoman Baldinger

Absent: Councilwoman Saharic and Councilwoman Harris

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

RESOLUTION #111-2020:

Council President Burton made a motion to approve Resolution 111-2020 the Consent Agenda. With a second by Councilman Junge.

The Motion was passed by the following vote:

YES: Councilwoman Saharic, Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Harris

APPROVAL OF MINUTES:

Council President Burton made a motion to approve the September 16, 2020 regular meeting minutes. With a second by Councilman Junge.

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

Council President Burton made a motion to approve the September 23, 2020 Special meeting minutes. With a second by Councilman Junge.

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, Councilwoman Harris and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic

OPEN PUBLIC SESSION:

Council President Burton made a motion to open the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was opened.

Trooper Sanderson stated there was no gun fire as reported. It was a teenager with a poor automotive decision. He also reported that political signs have been taken off private property throughout town.

Ben Valliere of 74 Brunswick Ave asked about his gas permit. Admin/Clerk Romano stated it was on the agenda to make Council aware of the relocation of the connect.

Mary Logan of 27 Cherry Street questioned items on the bill list. Chair of Finance Councilman Berger and Admin Romano clarified the expenditures.

There being no further public comment Councilman Berger made a motion to close the public session. Councilman Junge seconded the motion with the unanimous approval of Council the floor was closed.

Councilman Berger made a motion to approve the bill list for September 2020. Council President Burton second the motion.

Attorney Novak explained Ordinance 2020-08 the New Multi-Family Zoning Ordinance.

OPEN PUBLIC SESSION FOR ORDINANCE 2020-08 NEW MULTI FAMILY ZONING:

Council President Burton made a motion to open the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was opened.

Mary Logan of 27 Cherry Street questioned the affordable housing process and status. Attorney Novak explained where the Borough was in the process.

There being no further public comment Councilman Berger made a motion to close the public session. Councilman Junge seconded the motion with the unanimous approval of Council the floor was closed.

ORDINANCE 2020-08 ADOPTION:

Council President Burton made a motion to adopt Ordinance 2020-08 with a second by Councilman Berger.

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

ORDINANCE NO. 2020-08

AN ORDINANCE OF THE BOROUGH OF LEBANON, COUNTY OF HUNTERDON, AMENDING AND SUPPLEMENTING CHAPTER 295, ENTITLED “ZONING”, TO CHANGE THE BOROUGH ZONING MAP AND TO ESTABLISH A NEW R-MF-12, MULTIFAMILY RESIDENCE 12 DISTRICT, AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

WHEREAS, the Borough of Lebanon has a constitutionally mandated obligation to provide through its zoning ordinance a realistic opportunity for the creation of its fair share of the region’s need for affordable housing; and

WHEREAS, the Borough Council has created the realistic opportunity for the creation of affordable housing and desires to create additional opportunities for the creation of affordable housing within the Borough; and

WHEREAS, the Borough Council has determined that certain lands known as 400 and 500 Corporate Drive, identified as Block 4, Lots 1.03 and 1.04, respectively, are suitable for inclusionary development: and

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Lebanon that a new multi-family residence district shall be established and designated as R-MF-12, Multi-Family Residence 12 District, with the zoning map to be changed to reflect the new district, and to set forth standards and criteria in the district as follows:

SECTION 1.

Chapter 295 entitled “Zoning”, Subsection 295-5 is revised to modify and include the following definitions:

MAXIMUM BUILDING COVERAGE – The maximum area of a lot permitted to be covered by buildings or structures, principal and accessory.

MAXIMUM LOT COVERAGE – The maximum area of the lot permitted to be covered by any buildings and structures as defined in “maximum building coverage” and other impervious surfaces.

STREET, PUBLIC – A thoroughfare, however designated, which is open to travel, public or private, and designated by the Borough Council or other governmental entity as a publicly-owned-street.

STREET, PRIVATE – A street that has not been dedicated or accepted by the Borough or other governmental entity as a public street.

SECTION 2.

Chapter 295 entitled “Zoning”, Subsection 295-101 is revised to add the new zone district of Multifamily Residence 12:

§295-101. Zone Districts.

A. Designation of zoning districts. For the purposes of this Chapter, the Borough of Lebanon is hereby divided into the following districts or zones, which terms may be used interchangeably, to be designated as follows:

| | |
|---|---------------|
| One-Family Residence (20,000 square feet) | R-1-20 |
| One-Family Residence (15,000 square feet) | R-1-15 |
| One-Family Residence (professional) | R-1-15P |
| Multifamily Residence | R-MF |
| Multifamily / Affordable Housing Element | R-MF/AH |
| Local Business | C-LB |
| Research-Office-Manufacturing | ROM-100,000 |
| Research-Office-Manufacturing/Commercial | ROM-C-200,000 |
| Research-Office-Manufacturing/Commercial | ROM-C-100,000 |
| Multifamily Residence 10 | R-MF-10 |
| Multifamily Residence 12 | R-MF-12 |

SECTION 3.

Chapter 295 entitled “Zoning”, Subsection 295-115 is hereby deleted in its entirety and replaced as follows:

§ 295-115. Multifamily Residence 12, R-MF-12 District

A. Definitions. The following definition shall apply only to the Multifamily Residence 12 District:

TRACT – The area encompassed by Block 4, Lots 1.03 and 1.04. The MF -12 District shall have access from Corporate Drive, a private road.

B. Permitted Principal Uses.

- (1) Multi-family dwellings.

C. Permitted Accessory Uses.

- (1) Public or private recreation facilities, including pools and decks.
- (2) Fences and walls.
- (3) Off-street parking.
- (4) Parking garages and/or deck incorporated into the building design.
- (5) Trash enclosures.
- (6) Signs.
- (7) Public and private utilities.
- (8) Leasing and management office, mail room, lounges, game rooms, and similar interior tenant amenities.
- (9) Storage spaces unattached to the units, but used by occupants of units, which are incorporated into, and located within, the multi-family residential building. Storage spaces shall be a minimum of 300 cubic feet per unit.
- (10) Dog spa or pet grooming facility, not including boarding or veterinarian services, intended only for the residents of the multi-family development and located within the principal structure.
- (11) Electric vehicle charging stations.
- (12) Emergency generators.

D. Area, Bulk and Yard Requirements.

- (1) Minimum tract area – 22 acres, inclusive of Corporate Drive.
- (2) The standards in subsection (3) through (10) below shall apply to the entire tract.
- (3) Minimum building setbacks:
 - (a) Front yard setback (measured from the Corporate Drive right-of-way and/or easement) – 20 feet.
 - (b) Rear yard setback (Route 78) – 30 feet.
 - (c) Side yard – 40 feet.
- (4) Density – 12.7 units per acre, up to a maximum of 280 units.
- (5) Minimum distance between buildings – 22 feet.
- (6) Maximum building length of any facade – 350 feet.
- (7) Maximum building coverage - 15%.
- (8) Maximum lot coverage - 60%.
- (9) Maximum building height – 4 stories and 55 feet, which is measured to the midpoint of a pitched roof.
- (10) Maximum number of principal buildings – two per lot, four per zone.

E. Affordable Housing Requirements.

- (1) Fifty-six (56) units shall be reserved for, and affordable to, very-low, low- and moderate-income households regardless of tenure. The affordable units shall be family rental units.
- (2) The income distribution of the affordable units shall be: twenty-eight (28) units reserved for moderate-income households, twenty (20) units shall be reserved for low-income households, and eight (8) units shall be reserved for very-low income households.

- (3) The affordable units shall have at least a thirty- (30) year deed restriction. Any such affordable unit shall comply with UHAC, applicable affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- (4) The bedroom distribution shall be: twelve (12) three-bedroom units, thirty-three (33) two-bedroom units, and eleven (11) one-bedroom units. Each income distribution of the affordable units shall be proportionally distributed across each bedroom category.
- (5) The developer shall be responsible for retaining the Borough's Administrative Agent, or an approved equivalent as permitted by the Borough, at the developer's sole cost and expense.
- (6) All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law.
- (7) The affordable units shall be dispersed throughout the site and provided in accordance with the phasing schedule in N.J.A.C. 5:93-5.6(d).

F. Lighting.

- (1) LED lights of the warm white category, 2,700K color temperature, shall be used in parking areas.
- (2) Parking lot lighting shall be no more than twenty (20) feet in height.
- (3) A minimum of one-fifth (0.2) footcandle and an average of one (1) footcandle shall be maintained within parking areas. A minimum average of 0.3 footcandle shall be maintained over all pedestrian walkways.
- (4) Parking lot fixtures shall be full cut off, with no light emitted above 90 degrees.
- (5) Footcandles at the tract boundary shall not exceed one (1) footcandle, except where there are entrance/exit driveways and common access drives.
- (6) The entire outdoor lighting design shall be analyzed using industry standard lighting software.

G. Parking Requirements.

- (1) All parking spaces shall measure no less than nine (9) feet in width by eighteen (18) feet in length, except ADA accessible parking designed in accord with ADA standards.
- (2) Off-street parking shall be provided in accordance with RSIS.
- (3) There shall be no parking of recreational vehicles, trailers, or boats.
- (4) Hairpin striping shall be utilized to delineate parking spaces.
- (5) Off-street parking shall be designed to prohibit vehicles from backing up into any access driveway within fifty (50) feet of the curblineline of an intersecting street.
- (6) Up to four (4%) percent of the parking may be compact spaces, which shall measure no less than eight and one-half (8.5) feet by sixteen (16) feet. If compact spaces are utilized, they shall be clearly marked as such.
- (7) Handicapped parking shall be located and detailed as per State regulations.

H. Pedestrian Circulation.

- (1) Walkways and/or sidewalks shall link all buildings within each section of the development. Said walkways/sidewalks shall be a minimum of four (4) feet wide.
- (2) Where walkways and/or sidewalks traverse streets, driveways, and/or access aisles, crosswalks shall be delineated by striping of a contrasting color or material.
- (3) Benches shall be located throughout the site along the pedestrian network. Benches shall be installed, at a minimum of one (1) for every six hundred (600) linear feet of walkway.

I. Recreation and open space.

- (1) A minimum of five (5%) percent of the tract shall be open space for the use of residents. This may be linear walking paths, passive spaces, active recreation areas or the like.
- (2) Due to the zone's location, on the opposite side of Route 22 as the Borough's park, an active recreation area shall be provided for children living within the

development. This recreation area shall include, at a minimum, three pieces of equipment. Examples include, but are not limited to swings, slide, nets, and climbers.

J. Building Design.

- (1) There shall be no market-rate units containing more than two bedrooms. Any market-rate units proposed to include a den shall include a lease restriction prohibiting the use of the den as a bedroom.
- (2) In order to avoid long, monotonous, uninterrupted walls or roof planes, building wall offsets, including projections and recesses, shall be provided in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
- (3) The maximum spacing between such offsets shall be sixty (60) feet. The minimum projection or depth of any individual vertical offset shall not be less than one (1) foot.
- (4) Vertical offsets can include, but are not limited to, pilasters, projecting bays, changes in façade materials, canopies, and balconies.
- (5) The architectural treatment of a façade shall be completely continued around all street-facing façades of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors, and details.
- (6) Roofline offsets, such as dormers and gables, shall be provided along any roof measuring more than ninety (90) feet in length to relieve the visual effect of a single long roof. The maximum spacing between such offsets shall be forty-five (45) feet.
- (7) Building façades visible from any public or private street shall consist of durable, long-lasting materials such as brick, stone, cast stone, vinyl, HardiePlank or other high-quality material.
- (8) If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment.
- (9) Windows shall be vertically proportioned.

- (10) All building entrances shall be clearly articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- (11) Heating, ventilating and air-conditioning systems, utility meters and regulators, emergency generators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.

K. Landscaping.

- (1) Areas of the property not used for buildings, parking or other impervious surfaces shall be landscaped.
- (2) Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts, provide windbreaks for winter winds and summer cooling for buildings, and enhance buffer areas. Plants and other landscaping materials shall be selected in terms of aesthetic and functional considerations. The landscape design shall create visual diversity and contrast through variation in size, shape, texture, and color. Plant selection shall consider susceptibility to disease and insect damage, wind and ice damage, habitat, soil conditions, growth rate, longevity, root pattern, and maintenance requirements.
- (3) Parking lot landscaping.
 - (a) One (1) landscaped area of at least 162 square feet, shall be provided for every twenty (20) surface parking spaces. Said landscaping may be located around the perimeter of the parking area, within five feet of the curb, instead of within the parking area.
 - (b) The landscaped area shall contain one (1) tree with a caliper of at least three (3) inches or three (3) shrubs planted at a height of at least two and a half (2.5) feet.
 - (c) Parking areas visible from Corporate Drive shall be screened by landscaping at least four (4) feet in height at the time of planting, except within sight triangle easements.

- (4) Foundation plantings shall be provided around all buildings. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groupings of small trees in order to provide human scale to building facades and winter interest.
- (5) Street trees.
 - (a) Street trees shall be provided along Corporate Drive, planted at an average of fifty (50) feet on center.
 - (b) Existing trees may be counted in meeting the requirement if they are within fifteen (15) feet of the cartway.
 - (c) Street trees shall be a minimum three (3) inch caliper.

L. Signs. The following types of signs shall be permitted:

- (1) Monument sign.
 - (a) A maximum of three monument signs shall be permitted.
 - (b) The maximum sign area for each sign (excluding the base) shall be forty (40) square feet per side.
 - (c) The maximum sign height shall be five (5) feet, including based/ pedestal.
 - (d) Monument signs shall be setback a minimum of ten (10) feet from any driveway, accessway, and/or public or private street right of way.
 - (e) Monument signs may be internally illuminated.

M. Refuse.

- (1) Trash and recycling receptacles shall not be visible from any public or private street and shall be located in the rear or side yard.
- (2) All trash and recycling receptacles shall be screened by a solid fence or decorative masonry wall on three sides and a heavy-duty gate on the fourth.

- (3) Trash and/or recycling may be stored inside the buildings.
- N. Utilities. All utilities shall be underground.
- O. Fences and walls.
- (1) Fences and walls between the building façade and Corporate Drive shall be a maximum of four (4) feet in height.
 - (2) Retaining walls located elsewhere on the site shall be a maximum of thirteen (13) feet in height. Fall protection shall be provided in accordance with State law.
 - (3) Fences and/or walls around trash and/or recyclable containers may be a maximum of eight (8) feet in height.
 - (4) Where a fence is installed on top of a retaining wall and located within six feet of the face of the wall, the height of the fence shall include the height of the retaining wall. Safety fences four (4) feet or less in height shall be excluded from this provision.
 - (5) The use of barbed wire, razor wire, or similar is prohibited, unless the use of such fence is required by state or federal statute or regulation.
- P. Site Improvement Standards. Streets, curbs, gutters, sidewalks, pavements, street signs, parking lots, water supply system, fire hydrants, and sanitary sewer system shall be designed in accordance with the Residential Site Improvement Standards.
- Q. Stormwater management. Stormwater management and control shall comply with Chapter 252 entitled “Highlands Region Stormwater Management Program and Stormwater Control”.
- R. Off-site improvements.
- (1) In order to assess the design and circulation patterns on-site and off-site, including vehicular and pedestrian circulation, a traffic report shall be submitted with any application within the R-MF-12 Zone.
 - (2) This analysis shall include any necessary vehicular and pedestrian improvements at the intersection of Corporate Drive and Route 22, Corporate Drive and Cokesbury Road, and Route 22 and Cokesbury Road.

SECTION 4.

Whereas, upon adoption of this Ordinance, the Borough Engineer is directed to amend the official Zoning Map of the Borough of Lebanon to illustrate the location of the Multifamily Residence 12 (R-MF-12) District on Block 4, Lots 1.03 and 1.04.

SECTION 5. Severability.

The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION 6. Repealer.

Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

SECTION 7. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with the law.

ATTEST

BOROUGH OF LEBANON

Karen Romano, Administrator/Clerk
Vote after public hearing and upon final adoption:

Richard Burton, Council President

Berger _____

Burton _____

Junge _____

Saharic _____

Harris _____

Baldinger _____

Ordinance approved by the Governing Body and presented
To the Mayor on _____, 2020

Veto in Whole or Part:

Approved:

James P. Pittinger, Mayor
Date:

James P. Pittinger, Mayor
Date:

Returned to Borough Clerk with statement attached on _____, 2020.

NOTICE

TAKE NOTICE that the above ordinance was introduced at a regular meeting of the Borough Council of the Borough of Lebanon on September 16, 2020 and will be considered for final passage after public hearing at a regular meeting of the Borough Council of the Borough of Lebanon to be held on October 21, 2020 at 7:30 p.m. in the Municipal Building, located at 6 High Street, Lebanon, New Jersey.

Karen M. Romano, RMC, CMR
Administrator/Borough Clerk

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY
ORDINANCE 2020- 08**

**AN ORDINANCE OF THE BOROUGH OF LEBANON, COUNTY OF HUNTERDON,
AMENDING AND SUPPLEMENTING CHAPTER 295, ENTITLED "ZONING", TO
CHANGE THE BOROUGH ZONING MAP AND TO ESTABLISH A NEW R-MF-12,
MULTIFAMILY RESIDENCE 12 DISTRICT, AND TO SET FORTH THE STANDARDS
AND CRITERIA APPLICABLE THERETO**

NOTICE is hereby given that the above Ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Lebanon, in the County of Hunterdon, State of New Jersey, held in the Municipal Building on the 16th day of September 2020, and the same came up for final passage at a meeting of the said Borough Council on the 21st day of October, 2020 at which time, after persons interested were given an opportunity to be heard concerning said ordinance, the same was passed and will be in full force in the Borough according to law by order of the Borough Council of the Borough of Lebanon, County of Hunterdon and State of New Jersey.

Karen M. Romano, RMC
Borough Administrator/ Clerk

INTRODUCED: September 16, 2020

ADOPTED: October 21, 2020

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

STREET OPENING;

Council President Burton made a motion to approve THE STREET OPENING FROM Elizabethtown Gas with a second by Councilman Berger.

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

RESOLUTION 112-2020:

Council President Burton made a motion to approve Resolution 112-2020 with a second by Councilman Junge.

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

**RESOLUTION #112-2020
Hunterdon County Covid-19 Grant**

WHEREAS, Hunterdon County has approved a COVID Municipal Grant Program to assist Hunterdon County's 26 municipalities with pandemic emergency response costs, and

WHEREAS, approved grants will be distributed on a per capita basis for each municipality with each jurisdiction being eligible for \$1,000, but up to a \$5,000 maximum, and

NOW, THEREFORE, BE IT RESOLVED, Borough of Lebanon requests \$5000 to cover expenses related to the response to the COVID-19 pandemic and has attached an itemized breakdown of costs incurred with a total sum. This resolution authorizes the application for, and acceptance of, funds issued under the Hunterdon County COVID Municipal Grant Program.

Introduced and adopted: October 21, 2020
Ayes: Burton, Berger, Junge and Baldinger
Nays: 0
Absent:
Abstain: Saharic

LEBANON BOROUGH COUNCIL

By: Richard J 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 21st day of October; 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: October 21, 2020

Karen M. Romano, RMC
Borough Administrator/ Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

RESOLUTION 113-2020:

Council President Burton made a motion to approve Resolution 113-2020 with a second by Councilman Berger.

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

**RESOLUTION #113-2020
RVL Mayor's Alliance donation**

WHEREAS, the Round Valley Line Mayor's Alliance has requested a donation to assist Hunterdon County's 26 municipalities with an increase in service to the NJ Transit Raritan Valley Line corridor, and

WHEREAS, the increase in service will assist the residents in the Borough of Lebanon to have Better access to New York City for employment and leisure, and;

NOW, THEREFORE, BE IT RESOLVED, Borough of Lebanon approves a \$500 donation the RVL Mayors Alliance to continue to support an upgrade to the NJ Transit Raritan Valley Line corridor.

Introduced and adopted: October 21, 2020

Ayes: Burton, Berger, Junge and Baldinger

Nays:

Abstain:

Absent: Saharic

LEBANON BOROUGH COUNCIL

By: Richard J 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 21st day of October; 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: October 21, 2020

Karen M. Romano, RMC
Borough Administrator/ Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and
Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

RESOLUTION 114-2020:

**Councilman Junge made a motion to approve Resolution 114-2020
with a second by Councilman Berger.**

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

**RESOLUTION # 114-2020
Loumarc Signs**

WHEREAS, the governing working in conjunction with its Buildings and Grounds
Committee finds the need to upgrade the Electronic communication sign on Main Street and

WHEREAS, a need has arisen during the COVID -19 pandemic; and

NOW THEREFORE, BE IT RESOLVED by the Council of the Borough of Lebanon
with the Buildings & Grounds Committee recommends engagement of Loumarc Signs 178
Route 206 Suite A Hillsborough NJ 08844 to furnish specific labor and material to perform the
installation of a custom display and sign at 96 Main Street for a sum not-to-exceed \$22,655.00
has been approved.

Introduced and adopted:

Ayes: Burton, Berger, Junge and Baldinger

Nays:

Abstain:

Absent: Saharic

LEBANON BOROUGH COUNCIL

Council President, Richard Burton

ATTEST:

Karen M. Romano, RMC
Lebanon Borough Administrator/ Clerk

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 October 21, 2020, 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: October 21, 2020

Karen M. Romano, RMC
Lebanon Borough Administrator/ Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and
Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

RESOLUTION 115-2020:

**Council President Burton made a motion to approve Resolution 115-2020
with a second by Councilman Junge.**

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY
RESOLUTION NO. 115-2020**

**AWARDING OF SNOW REMOVAL AND ICE CONTROL SERVICES FOR
THE 2020-2022 WINTER SEASON**

WHEREAS, the removal of snow and ice control services are required for maintenance of public roads and property during the coming winter season; and

WHEREAS, a quotation package was prepared, and ten quotes were solicited, however, two companies have quoted to provide the services, that company, Balaney Contracting, LLC 1 Shipman Rd. Stewartsville, NJ 08886 being the supplier of Snow Removal services to the Borough; and

WHEREAS, the quote has been reviewed and it has been determined that the quote is a qualified provider of such services.

NOW THEREFORE BE IT RESOLVED by the Lebanon Borough Council that a contract for the provision of snow removal and ice control services for the 2020-2021 and 2021-2022 a two year winter season be entered into with Balaney Contracting, LLC

BE IT FURTHER RESOLVED that the Mayor, President and Clerk are authorized to execute such Contract on behalf of the Borough of Lebanon.

Introduced and adopted October 21, 2020:

Ayes: Burton, Berger, Junge Baldinger

Nays: 0

Absent: Saharic

Richard J. Burton, Council President

ATTEST: _____

CERTIFICATION

I, Karen M. Romano, Lebanon Borough Administrator/ Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the October 21, 2020 force and effect as of the date I have subscribed my signature.

Date: October 21, 2020

Karen M. Romano, RMC
Borough Administrator/Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

RESOLUTION 116-2020:

Councilman Junge made a motion to approve Resolution 116-2020 with a second by Councilman Berger.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY
RESOLUTION NO. 116-2020**

**EA Boniakowski Insurance
for
BALANEY CONTRACTING LLC
Snow Plowing Insurance**

WHEREAS the Borough finds the need to insure Balaney Contracting for snow plowing services; and

WHEREAS, a quotation package was prepared, and two quotes were solicited, E.A. Boniakowski Agency Inc 929 N. Washington Ave. Green Brook NJ 08812 being the Insurance agency to be awarded the contract to insure Balaney Contracting LLC; and

WHEREAS, the quote has been reviewed and it has been determined that the quote is a qualified provider of such services.

NOW THEREFORE BE IT RESOLVED by the Lebanon Borough Council that a insurance policy for the provision of snow plowing all Borough streets and properties be entered into with **EA Boniakowski Insurance** not to exceed \$\$7900.00;

BE IT FURTHER RESOLVED that the Mayor, Council President and Administrator/Clerk are authorized to execute such Contract on behalf of the Borough of Lebanon.

Introduced and adopted October 21, 2020:

Ayes: Burton, Berger, Junge and Baldinger

Nays:

Abstain:

Absent: Saharic

Richard J. Burton, Council President

ATTEST: _____

CERTIFICATION

I, Karen M. Romano, Lebanon Borough Administrator/ Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the October 21, 2020 force and effect as of the date I have subscribed my signature.

Date :October 21, 2020

Karen M. Romano, RMC
Borough Administrator/Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger
NO:
Absent: Councilwoman Saharic and Councilwoman Harris

APPROVAL OF EXPENDITURES:

Councilman Berger made a motion to approve the bill list for October 2020. Council President Burton second the motion.

Lebanon Borough

List of Bills - (All Funds)

| Vendor | Meeting Date: 10/21/2020 For bills from 09/17/2020 to 10/19/2020 Description | Payment | Check Total |
|--|---|------------|-------------|
| Current Fund | | | |
| 712 - ALPHA DOG SOLUTIONS, INC. | PO 10791 Website Maintenance and Hosting Septembe | 1,200.00 | 1,200.00 |
| 314 - B & B PRESS INC. | PO 10730 Envelopes 24# 10 Reg | 221.04 | 221.04 |
| 745 - BALANEY CONTRACTING LLC | PO 10752 Clear Sides of Roads, Right of Ways, Sig | 1,370.50 | 1,370.50 |
| 746 - BETHLEHEM TOWNSHIP | PO 10743 Share Service CFO - October 2020 | 2,249.08 | 2,249.08 |
| 833 - Borough of Frenchtown | PO 10759 Frenchtown CPWM Shared Service / Adminis | 3,652.80 | 3,652.80 |
| 247 - COMCAST | PO 10769 Internet / Phone Service: 96 Main Street | 236.17 | |
| | PO 10779 Internet / Phone Service 6 High Street | 471.15 | 707.32 |
| 860 - Community Grants, Planning & Housing | PO 10763 Administrative Agent Services for Afford | 237.50 | 237.50 |
| 652 - CONSTELLATION NEWENERGY INC | PO 10776 Electricity 7/14/2020 - 8/11/2020 | 79.63 | |
| | PO 10777 Electricity 8/12/2020 - 9/11/2020 | 679.73 | 759.36 |
| 13 - COUNTY OF HUNTERDON - COUNTY TAX | PO 10781 County Tax 4th Qtr. 2020 | 163,286.11 | 163,286.11 |
| 14 - COUNTY OF HUNTERDON - LIBRARY TAX | PO 10782 County Library Tax 4th Qtr. 2020 | 15,507.81 | 15,507.81 |
| 15 - COUNTY OF HUNTERDON- OPEN SPACE TAX | PO 10783 County Open Space Tax 4th Qtr. 2020 | 14,736.73 | 14,736.73 |
| 39 - ELIZABETHTOWN GAS | PO 10772 Natural Gas | 0.93 | 0.93 |

| | | | | |
|---|----------|--|------------|-------------------|
| 39 - ELIZABETHTOWN GAS | PO 10773 | Natural Gas | 48.85 | 48.85 |
| 46 - FERRIERO ENGINEERING | PO 10787 | Municipal Engineering Services | 498.75 | 498.75 |
| 391 - FIREFIGHTER ONE LLC | PO 10713 | 40 Gas masks/Respirator Bags | 1,746.20 | 1,746.20 |
| 127 - GARDEN STATE HIGHWAY PRODUCTS, INC | PO 10729 | One Way Street Sign | 48.00 | 48.00 |
| 769 - Great America Financial Services | PO 10734 | Phone System Lease October 2020 | 101.19 | |
| | PO 10792 | Phone System Lease November 2020 | 101.19 | 202.38 |
| 83 - HORIZON BLUE CROSS BLUE SHIELD NJ | PO 10750 | Employee Dental 10/1/2020 - 11/1/2020 | 201.31 | 201.31 |
| 83 - HORIZON BLUE CROSS BLUE SHIELD NJ | PO 10793 | Employee Dental 11/1 /2020 - 12/1/2020 | 201.31 | 201.31 |
| 865 - Jack Williams Tire Company | PO 10732 | Clinton First Aid: Tires | 3,237.98 | 3,237.98 |
| 16 - JCP&L | PO 10740 | Electricity | 951.91 | |
| | PO 10765 | Electricity | 176.99 | |
| | PO 10794 | Electricity | 344.35 | 1,473.25 |
| 867 - Jeffrey Burd | PO 10756 | Tax Assessor: Postage for Cetified Maili | 201.55 | 201.55 |
| 597 - JERSEY ELEVATOR COMPANY INC. | PO 10749 | Monthly Maintenance October 2020 | 146.79 | 146.79 |
| 103 - JIM PITTINGER | PO 10753 | Reimbursement for Recreation Event - (Ha | 159.78 | 159.78 |
| 869 - John Phillips | PO 10762 | 96 Main Street - Repair rear steps | 225.00 | 225.00 |
| 167 - KAREN ROMANO | PO 10731 | Building & Grounds | 136.96 | |
| | PO 10744 | Cell Phone Reimbursement October 2020 | 100.00 | |
| | PO 10754 | Reimbursement Affordable Housing: Fedex | 26.65 | |
| | PO 10761 | Cell Phone Repair / Broken Screen - Reim | 147.34 | 410.95 |
| | PO 10785 | Reimbursement: Recreation Visa Gift Card | 285.90 | |
| | PO 10796 | Reimbursement: Eye Glasses | 200.00 | 485.90 |
| 499 - KONA ICE | PO 10745 | Shaved Ice/Ice Cream for Movie Night 9/2 | 200.00 | 200.00 |
| 59 - LEBANON BOROUGH BOARD OF EDUCATION | PO 10739 | Local School Tax October 2020 | 288,552.10 | 288,552.10 |
| 90 - LEBANON SEWER AUTHORITY | PO 10771 | Due to Sewer from Tax Sale 10/9/20 | 41,670.76 | 41,670.76 |
| 715 - Maser Consulting P.A. | PO 10737 | Affordable Housing | 1,179.75 | |
| | PO 10738 | General Planning Services | 107.25 | 1,287.00 |
| 871 - Maxx's Fleet Repairs | PO 10795 | New tires and mounting | 5,015.82 | 5,015.82 |
| 54 - NJ ADVANCE MEDIA | PO 10747 | Legal Advertising | 402.36 | |
| | PO 10768 | Legal Advertising: Tax Sale Notice | 349.92 | |
| | PO 10780 | Legal Advertising Audit Synopsis 2019 | 73.17 | 825.45 |
| 42 - NJ STATE LEAGUE OF MUNICIPALITIES | PO 10735 | Renewal NJ Municipalities Magazine: Octo | 25.00 | 25.00 |
| 31 - NOVAK & NOVAK LLC | PO 10742 | Legal Services Retainer October 2020 | 4,083.33 | 4,083.33 |
| 830 - Republic Services | PO 10748 | Monthly Garbage Disposal: 9/1/2020 throu | 6,983.50 | 6,983.50 |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL L | PO 10789 | Affordable Housing | 428.75 | |
| | PO 10790 | Planning Board | 253.75 | 682.50 |
| 765 - Tele Cloud, LLC | PO 10760 | Monthly Phone Service: 10/1/2020 - 10/31 | 251.56 | 251.56 |
| 808 - Thermal Service of New Jersey Inc. | PO 10766 | Monthly Billing of PM Service Contract | 330.00 | 330.00 |
| 43 - TOWN OF CLINTON | PO 10775 | Fire Hydrants: 3rd Qtr. Water Billing Ju | 6,287.25 | 6,287.25 |
| 870 - Tree King, Inc. | PO 10770 | Tree Removals | 1,330.00 | 1,330.00 |
| 718 - VIKING PEST CONTROL | PO 10751 | Pest Control | 117.12 | 117.12 |
| 27 - WASTE MANAGEMENT OF NJ INC | PO 10767 | Municipal Waste September 2020 | 5,817.34 | 5,817.34 |
| FEDERAL AND STATE GRANTS | | | | |
| 715 - Maser Consulting P.A. | PO 10736 | Highlands Stormwater Mgmt Program | 107.25 | |
| | PO 10784 | Highlands Stormwater Mgmt Program | 90.75 | 198.00 |
| GENERAL CAPITAL FUND | | | | |
| 46 - FERRIERO ENGINEERING | PO 10786 | Cokesbury Road | 194.24 | 194.24 |
| DEVELOPERS ESCROW | | | | |
| 46 - FERRIERO ENGINEERING | PO 10788 | Wetzel Variance Application B13.02 | 213.75 | 213.75 |
| 550 - FREY ENGINEERING LLC | PO 10727 | Town Center: Engineering Services | 650.00 | 650.00 |
| 550 - FREY ENGINEERING LLC | PO 10728 | Town Center: Engineering Services | 520.00 | 520.00 |
| 369 - STICKEL KOENIG & SULLIVAN & DRILL L | PO 10764 | Planning Board & Board of Adjustment: 5 | 166.25 | 166.25 |
| 864 - T & M Associates | PO 10710 | Corporate Drive Redevelopment Study | 5,916.25 | |
| | PO 10778 | Corporate Drive Redevelopment Study Reso | 2,103.00 | 8,019.25 |
| TOTAL | | | | 586,637.40 |
| Total to be paid from Fund 01 Current Fund | | | | 576,675.91 |
| Total to be paid from Fund 02 FEDERAL AND STATE GRANTS | | | | 198.00 |
| Total to be paid from Fund 04 GENERAL CAPITAL FUND | | | | 194.24 |
| Total to be paid from Fund 14 DEVELOPERS ESCROW | | | | 9,569.25 |
| | | | | 586,637.40 |

Checks Previously Disbursed

| | | | | | |
|----------|--|-----------|------------------------------------|-----------|------------|
| 20201510 | LEBANON BOROUGH PAYROLL | PO# 10746 | PAYROLL 10/15/2020 | 14,636.33 | 10/16/2020 |
| 101520 | NJ STATE HEALTH BENEFITS PLAN | PO# 10746 | Employee Health Benefits September | 4,223.48 | 10/05/2020 |
| 101820 | BOROUGH OF LEBANON-EMAIL SERVICE | PO# 10733 | E-Mail Services October 2020 | 227.50 | 9/28/2020 |
| 11909 | KONA ICE | PO# 10726 | Shaved ice/Ice Cream for Movie Nig | 200.00 | 9/21/2020 |
| 20203009 | LEBANON BOROUGH PAYROLL | | PAYROLL 8/31/2020 | 10,663.97 | 9/21/2020 |
| 2506 | STICKEL KOENIG & SULLIVAN & DRILL L | PO# 10721 | Planning Board - Professional Serv | 350.00 | 9/18/2020 |
| 11908 | STICKEL KOENIG & SULLIVAN & DRILL L | Multiple: | | 665.00 | 9/18/2020 |
| 11907 | KAREN ROMANO | PO# 10724 | Postage Lantern | 103.72 | 9/18/2020 |
| 11906 | Cape May County Municipal Clerks Assoc | PO# 10725 | Cape May County Municipal Clerk's | 15.00 | 9/18/2020 |
| | | | | ----- | |
| | | | | 31,085.00 | |

| Totals by fund | Previous Checks/Voids | Current Payments | Total |
|----------------------------------|-----------------------|-------------------|-------------------|
| Fund 01 Current Fund | 30,735.00 | 576,675.91 | 607,410.91 |
| Fund 02 FEDERAL AND STATE GRANTS | | 198.00 | 198.00 |
| Fund 04 GENERAL CAPITAL FUND | | 194.24 | 194.24 |
| Fund 14 DEVELOPERS ESCROW | 350.00 | 9,569.25 | 9,919.25 |
| <hr/> | | | |
| BILLS LIST TOTALS | 31,085.00 | 586,637.40 | 617,722.40 |

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

COUNCILWOMAN DENISE HARRIS RESIGNATION

Mayor Pittinger requested a motion to accept the resignation of Councilwoman Denise Harris.

Councilman Berger made a motion to accept Councilwoman Denise Harris's resignation w. Council President Burton second the motion.

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger Councilman Junge, and Councilwoman Baldinger

NO:

Absent: Councilwoman Saharic and Councilwoman Harris

OPEN PUBLIC SESSION:

Council President Burton made a motion to open the public session. Councilman Junge seconded the motion with the unanimous approval of Council the floor was opened.

Ben Valliere question the open seat of Denise Harris. Stating Denise resigned as a Democrat. Admin/Clerk Romano explain the seat would remain a Republican seat for the two-year unexpired term. Attorney Novak confirmed.

Councilwoman Baldinger Thanked Councilwoman Harris for her time on Council.

Mary Logan reported on the status of Drug and Alcohol prevention in Hunterdon County.

There being no further public comment Councilman Berger made a motion to close the public session. Councilman Junge seconded the motion with the unanimous approval of Council the floor was closed.

DISCUSSION:

MISCELLANEOUS:

Admin/Clerk Romano report Leaf Pick will begin as soon as enough leaves have fallen. The Dates will be listed on the sign on Main Street.

COUNCIL COMMITTEES:

Joe Hauck Chair of Shade Tree Committee reported Morristown Coop will be in town removing five dead trees in the park next week.

ADJOURN:

Councilwoman Baldinger moved and Council President Burton seconded a motion to adjourn, there being no further business to come before Council. The meeting was adjourned at 8:35 pm by unanimous vote.

Respectfully Submitted

Karen M. Romano, RMC
Borough Administrator/Clerk

LBCC
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LBCC
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