



LEBANON BOROUGH  
PLANNING BOARD & BOARD OF ADJUSTMENT  
MINUTES  
**Tuesday, December 8, 2020**

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.

**MOMENT OF SILENCE**

Chairman Saharic called for a moment of silence for our fallen soldiers.

**ROLL CALL:**

Members Present: Alexander Saharic, Dr. Christopher Uchrin, Councilman Berger, Henry Hopkins, David Abeles, Mayor Pittinger, William Skene and Joseph Hauck  
Absent: William Wilson, Ron Lapcynski and James Newman  
Also present: Karen M. Romano Planning Board Sec.

**MINUTE APPROVAL:**

**Mr. Hopkins moved, and Dr. Uchrin seconded, a motion for the approval of the Minutes of November 2020.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger  
**Absent** Wilson, Lapcynski, and Newman  
**Abstain:**

**EXPENDITURE APPROVAL:**

**No Expenditure**

**MASTER PLAN HEARING: Functional Value Assessment and Stream Corridor Plan Sub-Element of Conservation Plan Element**

**Darlene Green with Maser Consulting presented the study completed by Amy Greene Environmental.**

**Chairman Saharic request a motion to Open the Floor Opened for the Public Hearing. Mr. Hopkins moved, and Dr. Uchrin seconded, a motion to open the floor for Public comment.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger  
**Absent** Wilson, Lapcynski, and Newman  
**Abstain:**

**There being no questions of comments the floor to the Public Hearing was closed.**

**Mr. Hopkins moved, and Dr. Uchrin seconded, a motion to close the floor for Public comment.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger  
**Absent** Wilson, Lapcynski, and Newman  
**Abstain:**

**Chairman Saharic request a motion to approve Resolution 2020-10 the Functional Value Assessment and Stream Corridor Plan Sub-Element of Conservation Plan Element**

**Mr. Abeles moved, and Mr. Hauck seconded, adopting Resolution 2020-10 Functional Value Assessment and Stream Corridor Plan Sub-Element of Conservation Plan Element**

**RESOLUTION ADOPTING THE 2020 FUNCTIONAL VALUE ASSESSMENT AND  
STREAM CORRIDOR PLAN SUB-ELEMENT OF THE CONSERVATION PLAN  
ELEMENT OF THE BOROUGH OF LEBANON MASTER PLAN**

**RESOLUTION 2020-10**

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Lebanon Borough Planning Board (the “Board”) held a public hearing on December 8, 2020 on the adoption of a proposed sub-element of the Conservation Plan Element of the Borough of Lebanon Master Plan, specifically, the 2020 Functional Value Assessment and Stream Corridor Plan Sub-Element of the Conservation Plan Element of the Borough of Lebanon Master Plan; and

**WHEREAS**, upon the conclusion of the public hearing, the Board determined that the 2020 Functional Value Assessment and Stream Corridor Plan Sub-Element of the Conservation Plan Element was consistent with the goals and objectives of the Conservation Plan Element as well as the other elements of the Master Plan, is consistent with the New Jersey State Highlands Council Regional Master Plan, and will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28;

**NOW THEREFORE BE IT RESOLVED**, by motion duly made and seconded by the Board on December 8, 2020 that the Board hereby adopts the 2020 Functional Value Assessment and Stream Corridor Plan as a Sub-Element of the Conservation Plan Element of the Borough of Lebanon Master Plan.

**BE IT FURTHER RESOLVED** that a copy of this resolution, and the 2020 Functional Value Assessment and Stream Corridor Plan Sub-Element of the Conservation Plan Element of the Borough of Lebanon Master Plan shall be submitted by the Planning Board Secretary to: the Mayor and Borough Council via the Lebanon Clerk; the municipal clerks of each and every adjoining municipality; and the Hunterdon County Planning Board; and the New Jersey State Highlands Council not more than 30 days after the date of the adoption of this resolution.

\* \* \*

The above resolution was adopted on December 8, 2020 by the following vote of Board members:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
SAHARIC	X			
UCURIN	X			
HOPKINS	X			
ABELES	X			
LAPCYNski				X
HAUCK	X			
WISON				X
SKENE	X			

**PITTINGER**                    **X**  
**BERGER**                      **X**

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ALEX SAHARIC, Chairperson

ATTEST: KAREN ROMANO, Secretary  
DATE ADOPTED: December 8, 2020

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger

**Absent** Wilson, Lapczynski, and Newman

**Abstain:**

**Stanley Slachetka PP AICP presented his proposed Non Condemnation Area in need of  
Redevelopment study for :**

Block 4, Lot 1.01 (100 Corporate Drive);  
Block 4, Lot 1.02 (200 Corporate Drive);  
Block 4, Lot 1.03 (400 Corporate Drive);  
Block 4, Lot 1.04 (500 Corporate Drive);  
Block 4, Lot 1.05 (600 Corporate Drive);  
Block 4, Lot 2 (19 Cokesbury Road);  
Block 4, Lot 5 (11 Cokesbury Road);  
Block 4, Lot 7 (1266 Highway 22);  
Block 4, Lot 8 (1262-1264 Highway 22); and,  
Block 4, Lot 9 (1258-1260 Highway 22).

**Chairman Saharic request a motion to Open the Floor Opened for the Public Hearing.  
Mr. Hauck moved, and Dr. Uchrin seconded, a motion to open the floor for Public comment.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger

**Absent** Wilson, Lapczynski, and Newman

**Abstain:**

**There being no questions of comments the floor to the Public Hearing was closed.**

**Mr. Hauck moved, and Dr. Uchrin seconded, a motion to close the floor for Public comment.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger

**Absent** Wilson, Lapcynski, and Newman

**Abstain:**

**Chairman Saharic request a motion to approve Resolution 2020-11 the**

**Dr. Uchrin moved, and Mr. Hauck seconded, adopting Resolution 2020-11 Evaluation and Recommendation regarding whether the study area identified below qualifies as an area in need of redevelopment and/or rehabilitation under the local redevelopment and housing law as a non-condemnation redevelopment area and/or rehabilitation area.**

**EVALUATION AND RECOMMENDATION REGARDING WHETHER THE STUDY  
AREA IDENTIFIED BELOW QUALIFIES AS AN AREA IN NEED OF  
REDEVELOPMENT AND/OR REHABILITATION UNDER THE LOCAL  
REDEVELOPMENT AND HOUSING LAW AS A NON-CONDEMNATION  
REDEVELOPMENT AREA AND/OR REHABILITATION AREA**

**RESOLUTION NO. 2020-11**

**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 Lebanon Borough Council, by adoption of Resolution #80-2019 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**, the Lebanon Borough Council, by adoption of Resolution #99-2019 adopted on July 17, 2019 in accordance with N.J.S.A. 40A:12A-6, amended the authorization and direction to the Board to complete the preliminary investigation to: (a) expand the Study Area to include three (3) driveways / intersections providing ingress, egress and circulation to the Study Area; and (b) include in the Non-Condemnation Redevelopment Area investigation whether the Study Area is an area in need of redevelopment and/or rehabilitation;

**WHEREAS**, by Resolution No. 2020-06 adopted on July 22, 2020, the Board directed Stan Slachetka, PP, AICP (of T&M Associates) to prepare the study and evaluate whether the property in the Study Area as described as follows is an area in need of redevelopment and/or rehabilitation 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, with the Study Area to not only consist 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, but to also include the driveway entrances and exits of Corporate Drive as well as the intersection of State Highway Route 22 and Cokesbury Road, and to include all public right-of-way areas located therein; and

**WHEREAS**, the properties in the Study Area consist of the following (the “Properties”):

Block 4, Lot 1.01 (100 Corporate Drive);  
Block 4, Lot 1.02 (200 Corporate Drive);  
Block 4, Lot 1.03 (300 Corporate Drive);  
Block 4, Lot 1.04 (400 Corporate Drive);  
Block 4, Lot 1.05 (600 Corporate Drive);  
Block 4, Lot 2 (19 Cokesbury Road);  
Block 4, Lot 5 (11 Cokesbury Road);  
Block 4, Lot 7 (1266 Highway 22);  
Block 4, Lot 8 (1262-1264 Highway 22);  
Block 4, Lot 9 (1258-1260 Highway 22); and

**WHEREAS**, Stan Slachetka, PP, AICP and Robert Dare, PP, AICP (both of T&M Associates) prepared a “Redevelopment Study and Preliminary Investigation Report” dated November 18, 2020 (the “Study and Investigation Report”), which Study and Investigation Report was placed on file in the Board office as well as the Borough office on November 18, 2020; and

**WHEREAS**, the Board provided the required legal notices and conducted a public hearing on the Study and Investigation Report in accordance with the requirements of N.J.S.A. 40A:12A-6 on December 8, 2020; and

**WHEREAS**, during the aforesaid hearing, the Board reviewed the Study and Investigation Report, and heard testimony from Stan Slechetka, PP, AICP; and

**WHEREAS**, during the aforesaid hearing, the Planning Board admitted into evidence the following exhibits:

**WHEREAS**, upon review and consideration of the Study and Investigation Report, and the testimony presented during the hearing, and based upon the facts, findings and conclusions contained in the Study and Investigation Report, which facts, findings and conclusions are hereby adopted by reference and made a part hereof, the Board finds and concludes that the Properties in the Study Area meet the statutory criteria for being designated as a non-condemnation area in need of redevelopment, as well as an area in need of rehabilitation; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby recommends to the Borough Council that the Properties in the Study Area be designated as a non-condemnation area in need of redevelopment, as well as an area in need of rehabilitation; and

**BE IT FURTHER RESOLVED** that the Board secretary is hereby directed to transmit a copy of this Resolution to the Borough Council.

\* \* \*

The above resolution was adopted on December 8, 2020 by the following vote of Board members:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
SAHARIC	X			
UCURIN	X			
HOPKINS	X			
ABELES	X			
LAPCYNISKI				X
HAUCK	X			
WISON				X
SKENE	X			
PITTINGER	X			
BERGER	X			

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ALEX SAHARIC, Chairperson

ATTEST: KAREN ROMANO, Secretary

DATE ADOPTED: December 8, 2020

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger

**Absent** Wilson, Lapcynski, and Newman

**Abstain:**

**PELLEGRINO BLOCK 7 LOT 16 VARIANCE FOR ASSESSOR STRUCTURE  
(waiting for resolution)**

**WAVING THE VARIANCE PROCESS FOR OUTDOOR TENTS FOR RESTAURANTS**

**Chairman Saharic request a motion to wave the variance process for outdoor tents for restaurants. Sending the matter to Council for the admendment.**

**Mr. Hauck moved, and Dr. Uchrin seconded, a motion to wave the variance process for outdoor tents for restaurants.**

**The motion passed with the following roll call vote:**

**Ayes:** Saharic, Skene, Hauck, Uchrin, Abeles, Hopkins, Pittinger, and Berger

**Absent** Wilson, Lapcynski, and Newman

**Abstain:**

**PUBLIC COMMENT:**

Chairman Saharic opened the floor for public comment. There being none the floor was closed.

**MISCELLANEOUS:**

**ADJOURN**

**Mr. Hauck moved, Dr. Uchrin 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 10:15 p.m.

Respectfully submitted,

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Karen Romano  
Planning Board Secretary























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