



LEBANON BOROUGH  
PLANNING BOARD & BOARD OF ADJUSTMENT  
MINUTES  
Thursday, February 25, 2021

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, , Mayor Pittinger, Joseph Hauck Robert Weingart and James Newman

Absent: Henry Hopkins, David Abeles, William Wilson and William Skene

Also present: Karen M. Romano Planning Board Sec.,. Jonathan Drill Esq

**MINUTE APPROVAL:**

**Mr. Hauck moved, and Dr. Uchrin seconded, a motion for the approval of the Minutes of February 9, 2021.**

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

**Ayes:** Saharic, Hauck, Uchrin, Weingart, Newman Pittinger, and Berger

**Absent** Skene, Abeles Wilson, and Hopkins,

**Abstain:**

**EXPENDITURE APPROVAL:**

**No Expenditure**

**TOWN CENTER LLC Block 4 Lots 1.03 and 1.04 Application Completeness**

Attorney Henry Kent Smith of Town Center LLC requested a wavier be granted from the estimated value of the improvements as he didn't know what changes the board may require. Engineer Bob Brightly agreed. Attorney Drill, Chairman Saharic along with the Board agreed.

**Mr. Hauck made a motion to Deem the Application of the Town Center LLC Phase one Application Complete, with a second by Mr. Newman.**

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

**Ayes:** Saharic, Hauck, Uchrin, Weingart, Newman Pittinger, and Berger

**Absent** Skene, Abeles Wilson, and Hopkins,

**Abstain:**

**Chairman Saharic called for a motion to enter Closed Session.**

**Mr. Hauck made a motion to enter closed session, with a second by Mr. Weingart.**

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

**Ayes:** Saharic, Hauck, Uchrin, Weingart, Newman Pittinger, and Berger

**Absent** Skene, Abeles Wilson, and Hopkins,

**Abstain:**

**LEBANON BOROUGH PLANNING BOARD / BOARD OF ADJUSTMENT**

**RESOLUTION AUTHORIZING CLOSED SESSION**

**RESOLUTION NO. 2021-01**

**WHEREAS, N.J.S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;**

**WHEREAS**, the Board is about to discuss such matters, specifically, attorney client privileged legal advice from its attorney, Jonathan E. Drill, regarding a lawsuit titled Hunterdon Executive Center v. Maser Consulting and Darlene Green v. Borough of Lebanon and Borough of Lebanon Planning Board / Board of Adjustment, Docket No. MON-L-3387-20, where Maser Consulting and Darlene Green were sued by Hunterdon Executive Center for malpractice and Maser Consulting and Darlene Green have filed a third party complaint against the Borough of Lebanon and the Borough of Lebanon Planning Board / Board of Adjustment, and where the legal advice regarding both matters falls within the attorney-client privilege and confidentiality is required for the Board attorney to exercise his ethical duties as a lawyer;

**WHEREAS**, this Board believes the public should be excluded from those discussions;

**NOW, THEREFORE, BE IT RESOLVED** by the Lebanon Borough Planning Board / Board of Adjustment on February 25, 2021 that the Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be disclosed to the public because they will involve attorney-client privileged advice and information.

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The above resolution was adopted on February 25, 2021 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			
Skene				x
Hauck	x			
Abeles				x
Weingart	x			

<b>Newman</b>	<b>x</b>	
<b>Wilson</b>		<b>x</b>
<b>Pittinger</b>	<b>x</b>	
<b>Berger</b>	<b>x</b>	

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**ALEX SAHARIC**  
Chairperson

**ATTEST:**

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**KAREN ROMANO**  
Secretary

**DATE ADOPTED: February 25, 2021**

**Chairman Saharic requested a motion to re-enter the regular Planning Board Session of February 25, 2021.**

**Mr. Hauck made a motion to re-enter the regular session, with a second by Mr. Newman.**

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

**Ayes:** Saharic, Hauck, Uchrin, Weingart, Newman Pittinger, and Berger

**Absent** Skene, Abeles Wilson, and Hopkins,

**Abstain:**

**Chairman Saharic requested a motion to form a sub committee to Interview Planners.**

**Mr. Newman made a motion to form a subcommittee naming Mr. Weingart, Chairman Saharic and Vice Chairman Dr. Uchrin, with a second by Mr. Berger.**

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

**Ayes:** Saharic, Hauck, Uchrin, Weingart, Newman Pittinger, and Berger

**Absent** Skene, Abeles Wilson, and Hopkins,

**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 8:15 p.m.

Respectfully submitted,

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Karen Romano  
Planning Board Secretary







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