



LEBANON BOROUGH  
PLANNING BOARD & BOARD OF ADJUSTMENT  
MINUTES  
Tuesday April 12, 2022

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, David Abeles, Councilman Berger, Mayor Pittinger, Joseph Hauck, Robert Weingart, and James Newman

Absent: Henry Hopkins, William Skene, and William Wilson

Also present: Karen M. Romano Planning Board Sec., Jonathan Drill Esq., Bob Brightly PE Stan Slachetka PP

Abstain:

**MINUTE APPROVAL:**

**Dr. Uchrin moved, and Mr. Abeles seconded, a motion to approve the Minutes of Reorganization minutes of March 8, 2022.**

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

**Ayes:** Saharic, Hauck, Newman, Abeles, Pittinger, Weingart, Berger, Pittinger,

**Absent:** Hopkins, Skene, and Wilson

**Abstain:** Uchrin

**SUPERIOR TOWING Block 5 Lot 32 Variance and Site Plan Application Formal**

Application Review Committee Chair Joe Hauck stated the Superior Towing Application was deemed Complete and ready to be heard by the Board.

Noel A Lesica Esq. of Gebhardt and Kiefer presented for Superior Towing.

Jonathan Drill Esq. Planning Board/BOA attorney swore in Borough Engineer Bob Brightly PE, Borough Planner Stan Slachetka PP, Applicant Engineer Stephen Parker PE, and Michael Girgis Applicant.

Attorney Drill explained in detail the definitions of a D1 Variance, C1 Variance and C2 Variance. The Class I and Class III members of the Board were than dismissed due to a possible D1 Variance.

Noel A Lesica Esq. Thanked the Board for their patience with the numerous delays for the application to be heard.

Attorney Lesica stated Superior Towing appeared before the Lebanon Borough Sewer Authority and was granted one additional Sewer Unit to accommodate the proposed project. They are waiting for a resolution confirming the additional sewer unit.

Testimony from Engineer Stephen Parker and applicant Michael Girgis will be presented.

Attorney Drill asked if engineer Parker would be testifying on building design as well as landscaping design. Attorney Lesica stated just landscape design. Attorney Drill stated that will be a problem because the drawing shows four overhead doors when the request is for five overhead doors and the building is backwards. Engineer Brightly added the roof measurements are incorrect. An architectural elevation drawing will be required to show elevation and proposed elements of the building to be constructed as to the Site Plan.

Michael Girgis owner and applicant described the current and proposed use of the property as a

Towing and Vehicle Repair Company servicing Hunterdon, Warren, and Somerset Counties. The current application before the board proposes taking down the old Shell Station and Repair Center. Taking down at the old bait shop and erecting a pole barn type building with five bays and a two-story office in the front of the building. There will be a large, gated area to hold no more than 50 cars inoperable vehicles. The site would house 2 Large Tow Trucks, 1 Rotator Truck, 1 Flat Bed and 2 Utility Trucks. Two Bays will be used for repairs. Three shifts 7am – 5 pm, 5 pm – 11 pm, 11 pm – 7am. No repairs will occur of the 11 pm – 7am shift.

All waste Oil and fluids will be stored and picked by a recycling company. Trucks will not idle for more than 8 to 10 minutes. This is now best practice for the life of the engines. A drain will be placed in the front of the bays to collect any water runoff.

There will be Maximum 10 employees.

Stephen Parker PE owner of Parker Engineering since 1995. Mr. Parker has appeared before the board on various applications. The Chairman accepts Mr. Parkers testimony.

Mr. Parker described the current layout of the property in detail, stating the old gas station/repair center and old bait shop will be removed. The gated storage area will remain. The proposed impervious coverage is 80.8%, currently impervious coverage is 78.4 %. Bob Brightly pointed out the calculation were done on current conditions not approved previous Site Plan conditions. The impervious coverage calculation will be revised according to the previous Site Plan.

Access to the property will be strictly from Route 22, all access to Clark Road will be closed.

There will be a fence and landscape on the entire perimeter shielding Clark Road.

The zone requirement chart will be revised to show accurate building square footage.

Sheet 3 shows the layout of proposed buildings and gated vehicle storage areas. 7 parking spaces for employees and customers in the front of building and 3 parking spaces for trucks behind the building for security purposes.

The site will be secured with a perimeter fence.

A letter of no interest will be requested from NJDOT, the existing island along Route 22 will remain.

Engineer Brightly will forward a prior site copy, Bob will also prepare a calculation of the impervious coverage shown on the prior site plan drawing for the Haynes Motor Fuel Application in 1974.

Michael Girgis testified that a drone picture presented by Joe Hauck was accurate and taken two

weeks prior to the hearing.

Attorney Drill state the hearing will Carry to June 14, 2022 with a requirement to notice. With a completeness extension to August 30, 2022.

**PUBLIC COMMENT:**

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

**MISCELLANEOUS:**

**ADJOURN**

**Mr. Weingart 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 a:945 p.m.

Respectfully submitted,

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Karen Romano  
Planning Board Secretary







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