



**LEBANON BOROUGH
PLANNING BOARD & BOARD OF ADJUSTMENT
REORGANIZATION MINUTES
Tuesday, February 14, 2023**

The Reorganization and Regular meeting of the Lebanon Borough Planning Board/Board of Adjustment was called to order by Jon Drill Esq. 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.

OATH OF OFFICE

The Oath of Office was administered by Jonathan Drill Esq.

James Pittinger	CLASS I	12/31/2023
Sam Berger	CLASS III	12/31/2023
William Wilson	ALTERNATE #1	12/31/2023
James Newman	ALTERNATE #2	12/31/2023
Karen Romano	Secretary	12/31/2023

ROLL CALL:

Members Present: Alexander Saharic, Dr. Chris Urchlin, Joseph Hauck, Brad Wetzel, David Abeles, Ron Lapacyski, Jim Newman and Rob Weingart

Absent: Mayor James J. Pittinger, Councilman Sam Berger

Also present: Karen M Romano, Secretary, Jonathan Drill Esq., and Bob Brightly PE

NOMINATION OF CHAIRMAN:

Jon Drill Esq. requested a nomination for Chairman.

Mr. Abeles nominated Lex Saharic. Dr. Uchrin seconded the nomination motion. Mr. Hauck moved those nominations be closed.

Mr. Hauck moved, and Mr. Abeles seconded a motion nominating Alexander Saharic as Chairman for the year 2023.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

Attorney Jon Drill Esq. the meeting over to Chairman Saharic.

NOMINATION VICE CHAIRMAN:

Chairman Saharic requested a nomination for Vice Chairman.

Mr. Weingart nominated Mr. Abeles.

Mr. Wetzel moved that nominations be closed. Mr. Newman seconded the motion.

Nominations were closed.

Mr. Weingart moved, and Mr. Lapacyski seconded, a motion nominating Mr. David Abeles, Vice-Chairperson for the year 2023.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

APPOINTMENTS:

Chairman Saharic requested a nomination for Secretary. Mr. Hauck nominated Karen Romano.

Mr. Hauck moved that nominations be closed. Mr. Abeles seconded the motion.

Nominations were closed.

Mr. Hauck moved, and Mr. Weingart seconded, a motion appointing Karen Romano, Secretary for the year 2023.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

Chairman Saharic requested a nomination for Planning Board/BOA Attorney. Mr. Hauck nominated Jonathan Drill Esq.

Mr. Hauck moved the nominations be closed and Mr. Abeles seconded the motion.

Mr. Hauck moved, and Mr. Abeles seconded a motion appointing Jonathan Drill Esq. for the year 2023.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

Chairman Saharic requested a nomination for Planning Board/BOA Engineer. Mr. Hauck nominated Ferriero Engineering Inc.

Mr. Hauck moved the nominations be closed and Mr. Abeles seconded the motion.

Mr. Hauck moved, and Mr. Abeles seconded a motion appointing Ferriero Engineering, Inc. for the year 2023. The requested Robert Brightly PE continues to represent Lebanon Borough.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

Chairman Saharic requested a nomination for Planner. Mr. Hauck nominated Kendra Lelie FAICP,PP with Kyle and McManus Assoc. for the year 2023.

Mr. Abeles moved the nominations be closed and Dr. Uchrin seconded the motion.

Mr. Hauck moved, and Dr. Uchrin seconded a motion appointing., Kendra Lelie FAICP,PP with Kyle and McManus Assoc for the year 2023.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

ANNUAL FEES:

Annual Fees were set: Minutes: \$60.00, Land Use Laws \$45.00, by motion made by Mr. Abeles with a second by Mr. Weingart

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

MEETING DATE &TIMES:

Mr. Hauck moved, and Mr. Weingart seconded, a motion that Regular Meeting time for meetings would be 7:00 p.m. and that the dates of each month be set as the 2nd Tuesday of each month.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

SUB COMMITTEES

Chairman Saharic called for approval of the sub committees as listed.

**PLANNING BOARD/BOARD OF ADJUSTMENT COMMITTEE'S
2023**

- **Sub Committee: Application Review**
 1. **Joseph Hauck**
 2. Rob Weingart
 3. David Abeles
 4. James Newman, Alternate

- **Cross-Acceptance:**
 1. Chris Uchrin
 2. Brad Wetzel
 3. Lex Saharic

- **Master Plan:**
 1. **Lex Saharic**
 2. Chris Uchrin
 3. James Pittinger
 4. David Abeles - Alternate

- **Community Recognition – Awards:**

1. **Alex Saharic**
2. David Abeles
3. James Newman

- **Landmark/Historical:**

1. **Joe Hauck**
2. Brad Wetzel

- **Ordinance Review:**

1. **David Abeles**
2. Joe Hauck
3. Sam Berger
4. Henry Hopkins

- **Storm Water and Waste Management/:**

1. **Chris Uchrin**
2. Rob Weingart
3. Brad Wetzel

***Chairs denoted by bold print.**

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

MINUTE APPROVAL:

Mr. Hauck moved, and Mr. Abeles seconded, a motion that Regular Minutes of September 2022.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

FORMAL APPLICATION:

Gilbert Arias Block 12 Lot 1 Wavier of Site Plan

Applicant Mr. Gilbert Arias was sworn in by Board Attorney Jon Drill Esq.

Testimony was given by Mr. Arias stating that the current use of 63 Main Street was an

Orthodontic office owned by Charles M Krowicki with an apartment above the office in which he lived in. His goal was to purchase the building upon approval from the Board to change the use of the building from office/ residential to two apartments. The building currently has two units of sewer. No additional units would be needed. No outside building or conversion would take place. He would simply convert the Orthodontics office to an apartment. The Orthodontics office currently has a full kitchen.

The Chairman asked for a motion of approval for the change in use and site plan wavier.

Mr. Hauck moved, with a second Mr. Abeles to grant the approval as Stated.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzel, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

FORMAL APPLICATION:

Skyway Truck Parts Block 13 Lot 7.01 Site Plan Application

Applicant Mr. Anthony DeSapio was sworn in by Board Attorney Jon Drill Esq.

Testimony was given by Mr. DeSapio explained he would like to be approved to change tenants. The tenant that recently moved out packaged goods for mailing. The proposed tenant would repack truck parts and deliver the parts to retailers.

Attorney Alexandra DeSapio state the applicant does not intend to make any changes to the site, a recent survey of the property was submitted to the Board which indicates all existing conditions.

The Board questioned the lighting. Mr. DeSapio stated the lighting would remain the same. The Board questioned the loading dock. Mr. DeSapio stated the loading dock would remain the same.

Conditions proposed by the Board:

No loading or unloading on Main Street.

No Business related parking on Main Street.

Maintain the existing 11 parking spaces.

Submit an AS Built drawing regarding the Lighting plan.

The Chairman asked for a motion of approval for the change in use and site plan wavier.

Mr. Hauck moved, with a second Mr. Abeles to grant the approval as Stated.

The motion passed with the following roll call vote:

Ayes: Abeles, Uchrin, Hauck, Wetzal, Weingart, Abeles, Newman, Lapacyski

Nays: None

Absent: Pittinger and Berger

OPEN PUBLIC SESSION

Chairman Saharic opened the floor for public questions. There being no comment the floor was closed.

MISCELLANEOUS:

ADJOURN

Councilman Berger moved, Mr. Mayor Pittinger 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 7:45 p.m.

Respectfully submitted,

Karen Romano
Planning Board Secretary