



LEBANON BOROUGH  
PLANNING BOARD & BOARD OF ADJUSTMENT  
MINUTES  
Tuesday September 12, 2023

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, David Abeles, Joseph Hauck, Ron Lapczynski, James Newman, Dr. Christopher Uchrin, Robert Weingart, Councilman Berger

Absent: Brad Wetzal, and Mayor Pittinger,

Also present: Karen M. Romano Planning Board Sec, Jonathan Drill Esq, Attorney, Bob Brightly Engineer, Kendra Lelie Planner

Abstain:

**MINUTE APPROVAL:**

**Mr. Hauck moved, and Mr. Lapacynski seconded, a motion to approve the Minutes of minutes of June 13, 2023.**

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

**Ayes:** Saharic, Hauck, Weingart, Lapacynski, Berger, Newman and Dr. Uchrin

**Absent:** Wetzel, and Pittinger

**Abstain:** Abeles

**LAND USE ORDINANCE DISCUSSION:**

The Codification Team Attorney Jon Drill, Engineer Bob Brightly, Planner Kendra Lelie, Administrator Karen Romano, and Councilwoman Mary Logan answered all questions previously submitted by Joe Hauck and made changes accordingly.

Land Use questions:

Pg. 83 would like the need for a CO to be more obvious for a new tenancy for business or residence. This may be stated elsewhere but I didn't notice it.

Pg. 103 the footnotes seem to be scrambled in the chart. Chart shows alpha notations the footnote codes are numeric.

Pg. 137 Liquidambar is spelled incorrectly

Pg. 138 Two trees frequently confused are the American Hornbeam (carpinus) and the Eastern Hophornbeam (oystera). There are more than a few tree books that get it wrong. Eastern Hophornbeam has stringy peeling dark bark on the mature trunk while American Hornbeam has a very smooth grey bark with a limb structure that appears muscular. The American Hornbeam is more attractive.

Pg. 140 looks like the word resistant was missing from the end of H (1) An indication of the salt resistant trees would be helpful.

Pg. 145 Should mulch be mentioned? Could also use a few words about volcano mulch, exposure of root flares and girdling roots.

Pg. 150 Accessory residential buildings D (1) should have references to sections that specify exceptions for sheds and detached garages.

Pg. 152 Storage sheds setbacks should use zoning codes for residential zones and LB if a residential use.

Pg. 165 Residential solar what would a conforming building be? B (10) (b) <2>

Pg. 175 Does not conform at all with existing ordinance. Heights are too high, setback will create adverse possession issues and/or four foot wide "no mans land". Most of the residential part of the Boro is on the State and National Historic Register so we have limits on front yard fence styles.

Pg. 175 Side walk sales. The businesses that have sidewalks are in the Local Business zone where they typically have residential neighbors. The other businesses are on RT 22 which has no sidewalks. This could possibly be modified to benefit businesses in our shopping malls.

Pg. 178 **Red Flag** The last sentence of 165-119 is a change from our ordinance. How about a non-conforming that was allowed by variance? The local business zone has numerous two family

and combination Bus/res uses, some by variance others pre-existing. Mortgage companies are very touchy about this..

Pg. 181 item B why is fast food mentioned. Is the 1000 foot distance still legal?

Pg. 182 Driveways. Can gravel driveways be maintained? Existing ordinance had language that restricted driveways based on frontage. A 24 foot driveway on a 50-60 foot wide lot would not be a good look.

Pg. 184 165-128.13 for the purposes mentioned what does altered constitute?

Pg. 186 B (2) storage structure should be singular per shed ordinance.

Pg. 186 Farm sales would require a lot of over 100 feet in width.

Pg. 187 Is the R15P officially changing to RP zone?

They followed by answering the questions presented at the meeting by the Board.

### **LAND USE ORDINANCE CHAPTER 165**

#### **RECOMMENDATION FOR INTRODUCTION TO COUNCIL:**

**Dr. Uchrin moved, and Councilman Berger seconded, a motion to send the Land Use Ordinance Chapter 165 to Council for Introduction.**

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

**Ayes:** Saharic, Abeles, Hauck, Weingart, Lapacynski, Berger, Newman and Dr. Uchrin

**Absent:** Wetzel, and Pittinger

**Abstain:**

#### **PUBLIC COMMENT:**

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

#### **MISCELLANEOUS:**

### **ADJOURN**

**Councilman Berger moved, Mr. Weingart 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 9:50 p.m.

Respectfully submitted,

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Karen Romano  
Planning Board Secretary





























