



**LEBANON BOROUGH
LAND USE BOARD
MINUTES
Tuesday, May 13, 2025**

The Regular meeting of the Lebanon Borough Land Use Board was called to order by Chairman Lex Saharic. 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.

ROLL CALL:

Members Present: Alexander Saharic, Rob Weingart, Jim Fordham, Jim Newman, Joe Hauck, Ron Lapacyski, Marianne Mathewson, Mayor James J. Pittinger,
Absent: Councilman Berger, David Abeles
Also present: Karen M Romano, Secretary, Jonathan Drill Esq and Bob Brightly PE

OPEN PUBLIC SESSION

Chairman Saharic opened the floor for public questions.

Thersea Rowland of Main Street questioned the expenditure. Attorney Drill stated the appropriate board to direct the question would be Council.

Loriane of Main Street questioned the expenditure. Attorney Drill stated the appropriate board to direct the question would be Council.

There being no comment on the floor was closed.

**KMA: Holjes Sheppard Memorial Park Improvements
Expenditure of Public Funds
Master Plan Consistency**

The Borough Council is proposing certain improvements to Holjes Sheppard Memorial Park including a new playground, multi-purpose building, pavilion and parking. Pursuant to Section 31 of the Municipal Land Use Law (MLUL) any action by the governing body necessitating the expenditure of any public funds shall be referred to the Planning Board for review and recommendation for consistency with the Master Plan. This section requires the Planning Board to provide a recommendation within 45 days of the referral.

The Borough Planning Board adopted the Master Plan in 1973 and has subsequently adopted Master Plan Reexamination Reports in 1982, 1991, 2008, 2013, 2016 and 2020.

The 1973 Master Plan has the following specific goal that would support the proposed expenditure of public funds for the improvements to the Holjes Sheppard Memorial Park:

- To provide healthful and serviceable recreational facilities for our borough. (page 7)

The Board may find that the proposed improvements are not inconsistent with the Master Plan. It would be reasonable for the Planning Board to recommend the expenditure of public funds for the proposed improvements.

Discussion held.

Mr. Hauck made a motion to accept the **Holjes Sheppard Memorial Park Improvements Expenditure of Public Funds Master Plan Consistency as presented by Kendra Lelie, PP, AICP** with a second by Mr. Newman.

The motion passed with the following roll call vote:

Ayes: Saharic, Hauck, Newman, Lapacyski, Fordham, Mathewson, Pittinger

Nays: None

Absent: Abeles, Berger, Weingart

MINUTE APPROVAL:

Mr. Hauck moved, and Mr. Lapacyski seconded, a motion that Reorganization Minutes of February 11, 2025.

The motion passed with the following roll call vote:

Ayes: Saharic, Hauck, Newman, Lapacyski, Fordham, Mathewson, Pittinger

Nays: None

Absent: Abeles, Berger, Weingart,

MISCELLANEOUS:

ADJOURN

Mr. Weingart moved, Mr. Newman seconded a motion to adjourn, there being no further business to come before the Board. The motion was passed by a unanimous vote. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Karen Romano
Land Use Board Secretary