



**LEBANON BOROUGH  
LAND USE BOARD  
MINUTES  
Tuesday, March 10, 2026**

The Regular meeting of the Lebanon Borough Land Use Board was called to order by Chairman Alexander 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, David Abeles, Rob Weingart Jim Fordham, Jim Newman, Joe Hauck, Ron Lapczynski, and Marianne Mathewson  
Absent: Councilman Berger and Mayor James J. Pittinger,  
Also present: Karen M Romano, Secretary, and Jonathan Drill Esq,

**OPEN PUBLIC SESSION**

Chairman Alexander Saharic opened the floor for public questions.

There being no comment on the floor was closed.

**MINUTE APPROVAL:**

Mr. Weingart moved, and Mr. Mathewson seconded, a motion that Minutes of February 10, 2026.

The motion passed with the following roll call vote:

Ayes: Abeles, Weingart Fordham, Newman, Hauck, Lapczynski, Mathewson

Nay:

Absent: Berger and Pittinger

Abstain: Saharic

**MEMORIALIZATION: RESOLUTION 2026-01**

Chairman Saharic request a motion to Memorialize resolution 2026-01

AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN OF THE MASTER PLAN

Mr. Weingart made the motion to memorialize resolution 2026-01 with a second by Mr. Hauck.

The motion passed with the following roll call vote:

Ayes: Abeles, Weingart Fordham, Newman, Hauck, Lapczynski, Mathewson,

Nay:

Absent: Berger and Pittinger

Abstain: Saharic

**MEMORIALIZATION: RESOLUTION 2026-02**

MODIFYING CONDITIONS #1 and #12 OF RESOLUTION NO. 2021-03 GOVERNING  
THE “TOWN CENTER AT LEBANON” FAMILY RENTAL INCLUSIONARY  
AFFORDABLE HOUSING DEVELOPMENT

Chairman Saharic requested a motion to memorialize Resolution 2026-02 modifying  
conditions #1 and #12 of resolution no. 2021-03 governing the “town center at Lebanon”  
family rental inclusionary affordable housing development

Mr. Abeles made the motion to memorialize resolution 2026-02 with a second by Mr. Lapacyski.

The motion passed with the following roll call vote:

Ayes: Abeles, Weingart Fordham, Newman, Hauck, Lapczynski, Mathewson,

Nay:

Absent: Berger and Pittinger

Abstain: Saharic

**PUBLIC HEARING: FOURTH ROUND AMENDMENT TO THE HOUSING ELEMENT  
AND FAIR SHARE PLAN**

Attorney Jon Drill explained the Amendment to the Housing Element and Fair Share Plan

There was no public comment.

**MEMORIALIZATION: RESOLUTION 2026-03**

**RESOLUTION ADOPTING AMENDED FOURTH ROUND HOUSING ELEMENT  
AND FAIR SHARE PLAN**

Chairman Saharic requested a motion to memorialize Resolution 2026-03  
adopting amended fourth round housing element and fair share

Mr. Hauck made the motion to memorialize resolution 2026-03 with a second by Mr. Abeles.  
The motion passed with the following roll call vote:

Ayes: Abeles, Weingart Fordham, Newman, Hauck, Lapczynski, Mathewson,

Nay:

Absent: Berger and Pittinger

Abstain: Saharic

**REFERAL OF ORDINANCES:**

Chairman Saharic requested a motion to refer ordinances:

2026-02 Updated Affordable Housing Regulations.

2026-03 Establishing AH-5 Zoning District.

2026-04 Creating an Affordable Housing Overlay Zone

Mr. Abeles made the motion to refer Ordinance 2026-02, 2026-03, and 2026-04 to Council with  
a second by Mrs. Mathewson.

The motion passed with the following roll call vote:

Ayes: Abeles, Weingart Fordham, Newman, Hauck, Lapczynski, Mathewson,

Nay:

Absent: Berger and Pittinger

Abstain: Saharic

**MISCELLANEOUS:**

**ADJOURN**

**Mr. Hauck moved, Mrs. Mathewson 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 8:35 p.m.

Respectfully submitted,

---

Karen Romano  
Land Use Board Secretary

LBLUB

3-10-2026

4