

## REGULAR MEETING

**Lebanon Township Planning Board**  
**Municipal Bldg 530 West Hill Road Glen Gardner, N.J. 08826**

**April 3, 2018**

The 913<sup>th</sup> Regular Meeting of the Lebanon Township Planning Board was called to order at 7:02 p.m. by Chairman Gary MacQueen. Present were: Ms. Koehler, Mr. Piasecki, Mr. Rich, Mr. Weiler, Mayor Schmidt, Attorney Gallina & Planner Bolan. **Excused:** Mr. D. Schmidt, Mr. Gerlich, Ms. Bleck, Mr. Skidmore & Engineer Risse. **Absent:** Mr. Duckworth

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this board on January 16, 2018, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the Bulletin Board in the Municipal Building and Lebanon Township Website on March 27, 2018.

**PRESENTATION OF MINUTES:** February 6, 2018 Regular Meeting

Motion by Mr. Piasecki and seconded by Ms. Koehler to approve the minutes as corrected.  
Unanimously approved.

**FYI:** a. **Volunteer Dinner** at the Bloomsbury Firehouse – Saturday May 5, 2018

Ms. Glashoff announced that the invitations will be going out in the mail shortly. Once you get your invite, please respond to Kim ASAP.

b. **Governing News** – Affordable Housing Article – no comment

c. **A Representative** from the Broker for the Rehabilitation Co. offered to come to either the May or June Meeting re: a project up at Hagadorn.

Mayor Schmidt filled the board in on what is happening up at Hagadorn. The Broker informed Mayor Schmidt that they are hoping to be ready to come in for the June Meeting of the Planning Board to make a presentation.

d. **Ordinance 2018-03** – Increase Developer's Fees (Public Hearing on April 4, 2018 Township Committee)

Mayor Schmidt explained to the board about the increase in the developer fees. The increase will include new homes from 1% to 1.5 % and on commercial will go from 2% to 2.5%. Mayor Schmidt went on to say at the time of an expansion or other improvements shall be paid for provided such expansion results in an increase of the equalized assessed value by \$20,000.00 or greater. The fee will be applied on the amount in excess of such increase. Also, when residential homes are demolished and replaced they shall be exempt from the payment of a development fee so long as the equalized assessed value of the property does not increase by more than \$20,000.00. Mayor Schmidt said under new construction,

**Lebanon Township Planning Board**

**April 3, 2018**

**Page 2**

whether residential or non-residential, a development fee will be applied to the entire equalized assessed value of the project, including land and structures. If any of the board members are interested in the ordinance, you can get a copy from Karen or Gail.

**RESOLUTION:** a. Adopt Housing Plan Element & Fair Share Plan

Motion by Mr. Rich and seconded by Mr. Piasecki to adopt the Housing Plan Element & Fair Share Plan

<b>ROLL CALL</b>	<b>Yes:</b> Ms. Koehler	Mr. MacQueen	<b>Absent:</b> Mr. Duckworth
	Mr. Piasecki	Mr. Weiler	Mr. D. Schmidt
	Mr. Rich	Mr. M. Schmidt	Mr. Gerlich
			Ms. Bleck
			Mr. Skidmore

**ITEM FOR DISCUSSION:**

a. **Application from Z.O. regarding Home Occupation Block #61 Lot #40.03 Mt. Airy Road**

The Planning Board reviewed the application from the Zoning Officer and found everything to be in order and agreed with the approval by the Zoning Officer.

b. **Affordable Housing Trust Fund Spending Plan – Planner Bolan**

Planner Bolan said the Spending Plan is on the Agenda for the Township Committee for tomorrow nights' meeting. The Township Committee will be endorsing the plan by Resolution. There is no action by the Planning Board but wanted to give the board an update, this is one of the items that we have to submit. We originally had filed our compliance hearing scheduled for February and we got an extension to April. Which was a good idea since meetings were cancelled because of weather. Planner Bolan said our compliance hearing is scheduled with Judge Miller on April 19, 2018 at 9:00 a.m. Planner Bolan said we have approximately \$150,000.00 in the account. We are obligated for 3 Rehabs, 1 Accessory Apartment and 1 Market to Affordable. Planner Bolan said there are categories that we have to spend money on, one is 30% which goes for affordability assistance for low income households, we would have to go with the lowest income households that we can since we only have 2 households to fulfill and we may find it difficult to spend money on. The other money goes for 3 Rehabilitation units, using approximately \$22,000.00 per unit and \$25,000.00 for an accessory apartment. Also, we can spend up to 20% on administration. Planner Bolan noted that as long as we have an approved spending plan and we stay within the guidelines that have been approved by the court we will not have to report to the state. The state now wants a letter from the Special Masters for those municipalities that don't have a spending plan. The question was asked, how many municipalities have received approval from the court. Planner Bolan said about 60% have settled which is about 190 out of 325. Planner Bolan said

**Lebanon Township Planning Board**

**April 3, 2018**

**Page 3**

some of these municipalities will not settle and wait to get sued. The question was asked if it was because they had a lot of units to create. Planner Bolan said no they just don't want to do anything. At the conclusion of the board's discussion, the board thanked Planner Bolan for his comments and input.

**PRESENTATION OF BILLS & REPORT:**

a. John Gallina, Esq.	\$ 562.50
b. Michael Bolan, PP	\$3,894.00
c. Steve Risse, Engr.	\$ 260.00
<b>Total:</b>	<b>\$4,716.50</b>

Mr. Weiler reviewed the bills and found everything to be in order and made a motion to approve the bills for payment with Mr. Rich seconding the motion. Unanimously approved.

**CORRESPONDENCE:** Board received the NJPO Newsletter at the meeting.

**OPEN TO THE PUBLIC:** no public present.

Ms. Glashoff reminded everyone the next meeting will be on June 5<sup>th</sup>. Motion by Ms. Koehler and seconded by Mr. Rich to adjourn the meeting at 7:55 p.m. Unanimously approved.

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**CHAIRMAN GARY MACQUEEN**

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**GAIL W. GLASHOFF, PLANNING BOARD CLERK**