

REGULAR MEETING

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

September 20, 2016

The 900th Regular Meeting of the Lebanon Township Planning Board was called to order at 7:00 p.m. by Vice Chair Doreen Bleck. Present were: Mr. Milkowski, Mr. Duckworth, Mr. Schmidt, Mr. Piasecki, Mr. Rich, Mr. Weiler, Mr. McKee, 1st Alternate Gerlich, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. MacQueen.

Notice of this meeting was published in the "Annual Meeting Notice Schedule" and adopted by this board on February 2, 2016, faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on September 9, 2016.

Ms. Glashoff announced that this is the 900th Meeting of the Planner Board since they organized back in 1968. Mr. Rich has been a member since 1970 and chaired the Planning Board for 30 years from 1971 to 2001 and is in his 46th year as a Board Member.

PRESENTATION OF MINUTES:	July 19, 2016	Regular Meeting
	July 19, 2016	Executive Session

Motion by Mr. Rich and seconded by Mr. McKee to approve the July 19th Regular Minutes with a minor correction and approved the Executive Minutes as presented. Unanimously approved.

FYI: Notice on Cellco Partnership for a Cell Tower on Route 513 in Califon Boro

SITE PLAN APPLICATION TO DEEM COMPLETE, ADDRESS WAIVERS, SET A PUBLIC HEARING DATE:

Ryann Westphalen	Block #49 Lot #1
688 Woodglen Road	Woodglen Road RC
Glen Gardner, N.J. 08826	

The applicant Ms. Westphalen and her Engineer Wayne Ingram were present to discuss the waivers and completeness items. Vice Chair Bleck asked Board Engineer Risse to review his letter along with the waivers and items that needed to be addressed.

Engineer Risse stated the applicant proposes to construct a 12,320 sq. foot indoor riding arena and a 2,376 square foot barn with 8 stalls. The applicant is seeking waivers from checklist items: **#33**-contours at 2' intervals within the site and within 200' of tract. A partial waiver is recommended. On Item **#35**-streets, roads, watercourses & water bodies, a partial waiver is recommended. Item **#39**-dimensional ties from existing structures to property lines. The southern dimensional tie for existing home to new ROW line was incorrect and has been addressed, Item **#40**-the minimum yard setbacks from the ROW lines was incorrect and has been addressed, Item **#45**-Environmental Inventory Plan, a waiver is requested and is recommended. Item **#46**-Fire Protection System, any new buildings constructed in excess of 1000 square feet, a waiver is requested. The board should consider if ordinance applies. Item **#57**- Land -scaping Plan, a waiver is requested and is recommended. Item **#64**-location & dimensions of all off street loading areas has now been addressed. Item **#71**-As Built drawings, a temporary waiver recommended. This item can be a condition of approval. Engineer Risse informed the board that he had just received these revised plans around 3:30 pm this afternoon and had not had a chance to totally review all the revisions. Engineer Risse said that these items can be granted for completeness only with these items being addressed during the public hearing. Engineer Risse said we will need new barn floor plans.

Engineer Risse said under Technical Comments per Hunterdon County Board Health that the septic system which was approved and constructed in October 2015 did not include the provisions for the proposed horse barn with wash stall. On August 15, 2016 the County Board of Health per Engineer Ingram, the wash stall in the proposed horse barn will not be tied into a drainage system and that the sewer line shown on the plans is intended for the bathroom for personal use only. Engineer Risse said the applicant should provide an accurate floor plan for the proposed barn and how the wash stall is to be managed and confirming the presence and limitations on the use of the bathroom facility. The lighting was addressed on the recent plans and testimony regarding the lighting and the shielding of the light fixtures from adjoining residences will need to be addressed. The revised stormwater management plan did not address the majority of the comments from the May 17, 2016 report related to stormwater

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management. The design does not provide any water quality treatment as required, also the soil testing information is not on the plans and stormwater report should include a flow chart for the subareas and nodes of both the existing and the proposed hydrologic model. Engineer Risse noted the stormwater maintenance plan should include a detailed location map identifying the location of the specific best management practices areas requiring maintenance including stormwater conveyance systems, vegetated conveyance systems, rip rap aprons, detention basins and outlet structures.

At the conclusion of Engineer Risse comments, Planner Bolan was asked if he had any comments at this time. Planner Bolan said no. Engineer Ingram noted all the comments by Engineer Risse and will

address those items for the public hearing. At the conclusion of the discussion, Vice Chair Bleck asked for a motion to deem the application complete, noting those items that will need to be addressed at the public hearing. Motion by Mr. Piasecki and seconded by Mr. Milkowski to deem complete noting items to be addressed at the public hearing. Unanimously approved. Ms. Glashoff said the next meeting of the board will be October 18, 2016 at 7:00 pm. It is too late for the notice into the newspaper for the October 4, 2016 meeting. Attorney Gallina stated that the Hunterdon Review is the official newspaper of the board which is a weekly.

ITEM FOR DISCUSSION: Draft of Animal Farm Ordinance – Planner Bolan

Planner Bolan stated at the July meeting the board discussed the recommendation of the Zoning Board to eliminate the words (indigenous and/or) and just say exotic animals since there had been some confusion at this board after the horse farm had filed their application for Site Plan. The Planning Board agreed with the amendment and tonight the board can finalize the amendment so it can go to the Township Committee for introduction. Mr. Duckworth said he looked up the definition of Farmland Assessment and wanted to know if the intent of this ordinance for Animal Farms has anything to do with this ordinance or to cover things that aren't part of Farmland Assessment. Planner Bolan said Farmland Assessment has nothing to do with Land Use. Under the ordinance horse farms are permitted. This Animal Farm Ordinance was created for Animal Actors. They train all types of animals for TV, Commercials, and photographic shoots. Planner Bolan said the Animal Farm Ordinance is a Conditional Use. Mr. Milkowski said his understanding is that the reason why we are eliminating the word indigenous is that the Animal Farm Ordinance is much more stringent compared to agricultural farms. Planner Bolan said yes that is correct. We just want to make it clear for everyone. At the conclusion of the board's discussion, motion by Mr. Piasecki and seconded by Mr. Weiler to have Ms. Glashoff send the final version of the ordinance from Planner Bolan to the Township Committee for introduction at the October 5th meeting and final passage at their meeting on November 2nd. Unanimously approved.

PRESENTATION OF BILLS & Report:

a. John Gallina, Esq.	\$ 290.00
b. Michael Bolan, PP	\$ 359.40
b. Bayer/Risse Engrs.	\$ 573.75
c. NJPO Awards Breakfast/Meeting	\$ 26.00
Total:	\$1,249.15

Ms. Glashoff noted the agenda addendum with one additional bill for approval from Engineer Risse for \$510.00. Mr. Gerlich said all the bills are in order and recommended approval. The new grand total is **\$1,759.15**. Motion by Mr. Gerlich and seconded by Mr. Rich to approve the bills as presented including one additional bill of \$510.00 from Engineer Risse. Unanimously approved.

CORRESPONDENCE:

- a. Email from Toll Bros. re: affordable housing b. Law of the Land Articles

Ms. Glashoff stated that she just wanted the board to be aware that she received the email from Toll Bros. wanted to know if the board wanted her to send any type of response. The board said no.

Mr. Piasecki asked Ms. Glashoff if anything has been done regarding the Cell Tower on the Melick property with the flashing lights on top of the tower. Ms. Glashoff said she did not know what has transpired since the Zoning Officer had been informed. The board instructed Ms. Glashoff to send a

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memo to the Zoning Officer for an update on the progress made since Mr. Piasecki had contacted him since lighting wasn't permitted per the Resolution. It was also noted that the resolution on the Stinger Towing property has not been adhered to. Per the resolution everything is to be inside of the fenced area and it is not the case. A memo per the board is to be sent to the Zoning Officer regarding the violation. Also it was noted by the board of the violations to the approved site plan for Davara. A memo per the board is to be sent to the Zoning Officer regarding this issue. Mr. Milkowski and Mr. Rich noted that per the resolution for the Muller Toyota Service Center any and all employees crossing Route 31 are to take place at the light and it has been noted that employees are crossing directly across from the building. This was a big concern by the board when Muller was in for Site Plan Approval. Also, cars leaving the Service Center are not making the right turn out of the parking area but making an illegal left turn which was also a concern of the board during Site Plan. Ms. Glashoff was instructed to send a letter to Mr. Muller regarding these issues. Ms. Glashoff said she will cc the Zoning Officer on the letter. The board asked to have copies of the memos and letter.

Being no further business to come before the board, nor comments from the public, motion by Mr. Piasecki and seconded by Mr. Weiler to adjourn the meeting at 7:35 p.m. Unanimously approved.

VICE CHAIRWOMAN DOREEN BLECK

GAIL W. GLASHOFF, PLANNING BOARD CLERK