

**TOWNSHIP OF LEBANON
COUNTY OF HUNTERDON
ORDINANCE NO. 2017-07**

**AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCE OF THE
TOWNSHIP OF LEBANON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY,
AND MORE SPECIFICALLY CHAPTER 400(Zoning)**

BE IT ORDAINED, by the Township Committee of the Township of Lebanon, in the County of Hunterdon and State of New Jersey that:

Section 1. Section 51 of Chapter 400, (Ordinance 400-51), entitled “Expansion of nonconforming single-family dwellings located on nonconforming lots”, is hereby amended to read as follows:

Any existing nonconforming single family detached dwelling which exists as of the enactment of this chapter may be expanded without violating this chapter, and without requiring a variance, where the lot on which the dwelling is located meets all applicable lot area, lot frontage, and lot width requirements for the zone, and where the proposed expansion meets all applicable yard requirements, and will not otherwise increase or expand the nonconformity of the existing dwelling. **A variance will not be required in the case where a new roof to replace an existing roof on an existing single family detached dwelling, where the height of the proposed new roof will comply with the height requirements for the zone, will not increase or otherwise alter the existing building envelope of the dwelling, and where no additional living space is proposed.**

Section 2. This ordinance shall take effect following passage and publication in accordance with the laws of the State of New Jersey.

Marc Laul, Mayor

ATTEST:

Karen J. Sandorse, RMC/CMC/CMR
Township Clerk

Date of Introduction and First Reading: October 18, 2017

Date of Second Reading and final adoption: December 6, 2017

I certify that the foregoing Ordinance is a true and accurate copy of an Ordinance adopted by the Lebanon Township Committee on December 6, 2017.

Karen J. Sandorse, RMC/CMC/CMR
Township Clerk