

**TOWNSHIP OF LEBANON  
COUNTY OF HUNTERDON  
ORDINANCE NO. 2017-08**

**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 52 of Chapter 400, (Ordinance 400-52), entitled “Addition to single family dwellings on undersized lots” is hereby amended to read as follows:

An addition to a single family detached dwelling may be erected on a lot which does not meet the applicable lot area requirement without violating this chapter and without requiring a variance, where both the existing dwelling and the proposed addition to the dwelling meet all applicable yard requirements for the zone, and the only nonconformity is the deficiency in lot area. **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.

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Marc Laul, Mayor

ATTEST:

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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.

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