

AGENDA

Lebanon Township Board of Adjustment

Reorganization and Regular Meeting

January 10, 2024

7:00 p.m.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

ANNOUNCEMENT:

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Board of Adjustment will hold their Reorganization, Business, and Regular Meeting on January 10, 2024, at 7:00 p.m. at a different location. The meeting will be held at Voorhees High School 256 Route 513 Glen Gardner, N.J. The meeting will be held in the new cafeteria on the first floor.

In the event of inclement weather, the Board will hold their Reorganization, Business, and Regular Meeting on Wednesday, January 17, 2024, at 7:00 p.m. Notice of this meeting was published in the Hunterdon Review and Hunterdon Democrat on December 13, 2023. Copies of the Agenda were emailed to the Hunterdon Review, Hunterdon County Democrat, Express-Times, and Star Ledger and faxed to the Courier News, posted on the Township Bulletin Board and as a courtesy posted on the Lebanon Township Website on January 3, 2024.

Reorganization:

SWEAR IN:

Thomas Sachs-Class IV, four-year term

Derek Porcino-Class IV, four-year term

Derrick Van Doren-Alternate II, two-year term

Matt Walls-Class IV, four-year unexpired term

NOMINATIONS FOR CHAIRMAN

NOMINATIONS FOR VICE CHAIRMAN

NOMINATIONS FOR VOUCHER REVIEW

NOMINATIONS FOR ASSISTANT VOUCHER REVIEW

APPOINTMENTS: (Professionals)

- a. Jonathan Drill, Esquire – Board attorney
- b. Jessica Caldwell, PP (J Caldwell and Associates) – Board planner
- c. Bryce Good, PE (Finelli Consulting Engineers) – Board engineer
- d. Kim Jacobus, Acting Board Secretary
- e. Board Stenographer
- f. Mark Blount, Esquire - Alternate Attorney

ADOPT RESOLUTIONS:

- a. Authorizing Agreement for Professional Services
- b. Annual Notice Schedule 2024

ADOPT PROFESSIONAL CONTRACTS:

- a. Jonathan Drill, Esquire – Board Attorney
- b. Jessica Caldwell, PP (J. Caldwell & Associates, LLC) – Board Planner
- c. Bryce Good, PE (Finelli Consulting Engineers) – Board Engineer
- d. Mark Blount, Esquire - Alternate Attorney

APPOINT APPLICATION COMPLETENESS REVIEW COMMITTEE: The Review Committee has 3 Board Members

Regular Meeting:

PRESENTATION OF MINUTES: December 20, 2023

ITEM FOR DISCUSSION:

- a. Final Budget 2024

PRESENTATION OF BILLS:

PUBLIC HEARINGS (the three applications listed below have been consolidated for purposes of holding one hearing on all applications simultaneously):

1. INTERPRETATION APPLICATION

NAR Group Block #57 Lot #23
P.O. Box 4098 62 Anthony Rd.
2 Technology Drive RC Zone 7 ½ acres
Warren, N.J. 07059

Relief sought in the application: Interpretation of Chapter Ordinance Sec. 400-4 Definitions, specifically the terms "farm" and "agriculture and horticulture" to determine whether the applicant's proposed medical cannabis growing facility is included within the meaning of those terms.

While the applicant is aware of the adoption of Ordinance 2022-10 which prohibits cannabis growing facilities of all types, the applicant seeks the above interpretation of Ordinance Se. 400-4 independent of that prohibition on the proposed use.

2. USE VARIANCE APPLICATION:

NAR Group Block #57 Lot #23
P.O. Box 4098 62 Anthony Rd.
2 Technology Drive RC Zone 7 ½ acres
Warren, N.J. 07059

Relief sought in the application: D-1 use variance from Ordinance Sec. 400-9(A) which prohibits cannabis growing facilities of all types to allow the proposed facility which will be engaged in the cultivation of medicinal cannabis in the RC Zone; D-1 use variance from Ordinance Sec. 400-8(A)(1), if deemed necessary, to permit agricultural labor housing within one of the existing structures, and D-1 use variance from Ordinance Sec. 400-8(B)(5), if deemed necessary, to permit two principal structures on one lot to allow for both the Facility as well as agricultural labor housing within an existing structure.
TIME WITHIN WHICH TO DECIDE APPLICATION: APRIL 15, 2024

3. SITE PLAN APPLICATION:

NAR Group Block #57 Lot #23
P.O. Box 4098 62 Anthony Rd.
2 Technology Drive RC Zone 7 ½ acres
Warren, N.J. 07059

Relief sought in the application is a preliminary and final site plan application to allow construction of the proposed improvements on the property. TIME WITHIN WHICH TO DECIDE APPLICATION: APRIL 15, 2024

CORRESPONDENCE:

OPEN TO THE PUBLIC: (for issues not related to items on the agenda)

ADJOURN