

AGENDA

Lebanon Township Board of Adjustment

Voorhees High School 256 Route 513 Glen Gardner, N.J.

January 24, 2024

7:00 p.m.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

ANNOUNCEMENT:

Notice of this meeting was published in the "Annual Meeting Notice Schedule" adopted by this Board on February 22, 2023. The Lebanon Township Board of Adjustment will hold its Regular Meeting on Wednesday, December 20, 2023, 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. Notices of this change of location were published in the Hunterdon Review on August 30, 2023, and in the Courier News on September 3, 2023. The Agenda/Meeting Notice was emailed to the Hunterdon Review, and Courier News faxed to the Hunterdon County Democrat, Star-Ledger, and Express Times, and posted on the Lebanon Township Website and Bulletin Board in the Municipal Building on December 15, 2023.

PRESENTATION OF MINUTES: 1/10/24, 1/17/24

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