

## AGENDA

Lebanon Township Board of Adjustment

Municipal Building, 530 W. Hill Rd., Glen Gardner, NJ

April 10, 2024

7:00 pm

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 January 10, 2024. Notices of this meeting and location were published in the Hunterdon Review and Hunterdon Democrat on December 14, 2023. Copies of the Agenda were posted on the Bulletin Board in the Municipal Building and as a courtesy posted on the Township website on April 5, 2024.

PRESENTATION OF MINUTES:

PRESENTATION OF BILLS:

PUBLIC HEARING:

Estate of Lester Philhower III                      Block: 26 Lots: 40, 41

Bunvale Rd.

Glen Gardner, NJ 08826

Lot 40 currently contains a residential dwelling. Lot 41 currently contains two residential dwellings and two accessory structures. Both lots are served by private residential septic systems and wells. The applicant seeks minor subdivision approval to adjust the lot line to decrease the size of Lot 41 and increase the size of Lot 40. The purpose of the lot line adjustment is to provide additional land to Lot 40 to accommodate a proposed new septic system to replace the existing failed septic system. However, the decrease in the size of Lot 41 which contains the two residential dwellings and the two accessory structures requires either a "d(1)" use variance or a "d(2)" expansion of pre-existing nonconforming use variance because the multiple residential buildings on Lot 41 are nonconforming zoning conditions which will be intensified as a result of the subdivision. If the applicant can prove that the nonconforming zoning conditions were lawfully created nonconforming conditions, then a "d(2)" expansion of nonconforming use variance is required. If the applicant cannot prove that the nonconforming conditions were lawfully created, then a "d(1)" use variance is required.

Judith Jaheriss

Block: 35 Lot: 31.18

4 Whiteoak Ridge Road

R-1-1/2 Zone

Glen Gardner, NJ 08826

The Property currently contains a residential dwelling, which was converted into an apartment for a family member. The Applicant desires to retain the dwelling as is, either as a two-family dwelling where two-family dwellings are not permitted in the zone in which the lot is located, thus requiring a "d(1)" use variance from the Board in accordance with N.J.S.A. 40:55D-70d(1), or as a supplementary apartment which is a conditional use in the zone but requires a "d(3)" conditional use variance in accordance with N.J.S.A. 40:55D-70d(3) because the apartment does not comply with all of the conditional use requirements.

CORRESPONDENCE:

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

ADJOURN