

AGENDA
Lebanon Township Board of Adjustment
Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826
May 8, 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 County 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.

PRESENTATION OF MINUTES: April 10, 2024

PRESENTATION OF BILLS

Stickel, Koenig, Sullivan & Drill, LLC

- | | |
|---------------------------------------|-----------|
| 1. Services to BOA – March 2024 | \$1630.00 |
| 2. Services to Wagner – Jan. 2024 | \$520.00 |
| 3. Services to Wagner – Dec. 2023 | \$600.00 |
| 4. Services to Philhower – March 2024 | \$80.00 |
| 5. Services to Jaheriss – March 2024 | \$120.00 |

Finelli Consulting Engineers

- | | |
|---------------------------------------|----------|
| 1. Services to NAR – March 2024 | \$843.75 |
| 2. Services to Philhower – March 2024 | \$687.50 |

J. Caldwell & Associates, LLC

- | | |
|---------------------------------------|-----------|
| 1. Services to BOA – March 2024 | \$930.00 |
| 2. Services to Philhower – March 2024 | \$1832.50 |
| 3. Services to NAR – March 2024 | \$1045.00 |
| 4. Services to Wagner – Oct. 2023 | \$542.50 |

RESOLUTION

Approval of Resolution ZBA#2024-01: NAR Group: 62 Anthony Road – Block 57 Lot 23 – Denial of Use Variance/Site Plan Application for Medical Cannabis Growing Facility

PUBLIC HEARING

Judith Jaheriss: 4 Whiteoak Ridge Road, Glen Gardner, NJ 08826 – Block 35 Lot 31.18: R-1-1/2 Zone
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.

NEW BUSINESS

1. Request from Robert Dell Elba for Extension of Prior Zoning Approval to Rebuild a Log Home within the Existing Footprint – 98 Musconetcong River Road: Block 69 Lot 15

CORRESPONDENCE

OPEN TO THE PUBLIC – *for issues not related to items on the agenda*

ADJOURNMENT