

AGENDA
Lebanon Township Board of Adjustment
Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826
June 12, 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: 5/8/24

PRESENTATION OF BILLS

Finelli Consulting Engineers

- | | |
|---------------------------------------|----------|
| 1. Services to Philhower – April 2024 | \$303.75 |
| 2. Services to Philhower – March 2024 | \$687.50 |

J. Caldwell & Associates, LLC

- | | |
|---------------------------------------|-----------|
| 1. Services to Wagner – October 2023 | \$542.50 |
| 2. Services to Philhower – April 2024 | \$387.50 |
| 3. Services to Philhower – March 2024 | \$1832.50 |
| 4. Services to NAR – March 2024 | \$1045.00 |

Jonathan Drill, Esq.

- | | |
|--|-----------|
| 1. Services to Wagner – Jan. 2024 | \$520.00 |
| 2. Services to ZBA (General) – April 2024 | \$220.00 |
| 3. Services to Philhower – March 2024 | \$80.00 |
| 4. Services to ZBA (SLTC) – Feb. 2024 | \$290.00 |
| 5. Services to ZBA (SLTC) – Oct. 2023 | \$120.00 |
| 6. Services to ZBA (SLTC) – Dec. 2023 | \$60.00 |
| 7. Services to Philhower – April 2024 | \$650.00 |
| 8. Services to Jaheriss – April 2024 | \$490.00 |
| 9. Services to NAR – April 2024 | \$6750.00 |
| 10. Services to ZBA (SLTC) – April 2024 | \$600.00 |
| 11. Services to ZBA (General) – March 2024 | \$600.00 |
| | \$1630.00 |

Mark Blount, Esq.

- | | |
|---|----------|
| 1. Services to DeVenizia – May, June, July 2023 | \$480.00 |
| 2. Services to DeVenizia – Oct., Nov. 2023 | \$105.00 |
| 3. Services to Newbold – May & June 2023 | \$285.00 |

RESOLUTION

Resolution #2024-01: Estate of Lester Philhower, III – 28, 30 & 32 Bunnvale Road – Block 26 Lots 40 & 41: Memorializing Grant of “d(2)” Variance, Various “C” Bulk Variances, and Minor Subdivision to Allow the Conveyance of a Portion of Lot 41 to Lot 40 to add to the Lot Size of Lot 40 to Allow Construction of a Septic System on Lot 40

PUBLIC HEARING

1. SLTC Appeal of Zoning Officer’s Issuance of Hemp Permit for NAR Group, Inc.
62 Anthony Road, Block 57 Lot 23
Adjourned by Consent of the Parties to 7/10/24
2. 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
2. Discussion: Resolution Compliance

CORRESPONDENCE

1. NJDEP Freshwater Wetlands/Transition Area Permit: The NAR Group, Inc. – Block 57 Lot 23

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

EXECUTIVE SESSION

Approval of Resolution #2024-03: Closed Session for the Purposes of Discussing Matters Falling Under Attorney/Client Privilege

ADJOURNMENT