

AGENDA
Lebanon Township Board of Adjustment
Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826
August 28, 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: 6/12/24

PRESENTATION OF BILLS

Finelli Consulting Engineers

- | | |
|--------------------------------------|-----------|
| 1. Services to NAR – May 2024 | \$405.00 |
| 2. Services to NAR – Aug. 2023 | \$1057.50 |
| 3. Services to McGinnis – July 2024 | \$742.50 |
| 4. Services to Philhower – June 2024 | \$101.25 |

J. Caldwell & Associates, LLC

- | | |
|-------------------------------------|-----------|
| 1. Services to NAR – May 2024 | \$232.50 |
| 2. Services to Jaheriss – May 2024 | \$1646.25 |
| 3. Services to Jaheriss – June 2024 | \$310.00 |

Jonathan Drill, Esq.

- | | |
|--------------------------------------|-------------|
| 1. Services to NAR – May 2024 | \$11,355.00 |
| 2. Services to Vazquez – May 2024 | \$580.00 |
| 3. Services to SLTC – May 2024 | \$1020.00 |
| 4. Services to Jaheriss – May 2024 | \$1750.00 |
| 5. Services to Philhower – May 2024 | \$2300.00 |
| 6. Services to ZBA – May 2024 | \$50.00 |
| 7. Services to Philhower – June 2024 | \$1300.00 |
| 8. Services to Jaheriss – June 2024 | \$150.00 |
| 9. Services to ZBA – June 2024 | \$560.00 |
| 10. Services to SLTC – June 2024 | \$440.00 |
| 11. Services to SLTC – July 2024 | \$120.00 |

Christina Restuccia

- | | |
|------------------------------------|----------|
| 1. Recorder Service Fee – May 2024 | \$250.00 |
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RESOLUTION

Resolution ZBA#2024-04: Authorizing Defense of Litigation Titled The NAR Group, Inc., a NJ Corporation v. Lebanon Township Planning Board, Mayor and Township Committee of the Township of Lebanon and Lebanon Township Board of Adjustment – Docket No. HNT-L-454-22 (The “NAR Litigation”); as Co-Counsel to Insurance Carrier Appointed Defense Counsel

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. Confirmation of Meeting Dates for the Remainder of 2024

CORRESPONDENCE

1. Letter dated 6/20/24 from ZO Flemming, re: Block 57 Lot 23 Site Plan Approval Required
2. Letter dated 7/16/24 from Attorney Marion, re: NAR Group Billing Appeal
3. Ltr. dated 8/9/24 from HC Planning Bd., re: B:26 L:40 & 41 Lot Line Adj. Conditionally Approved

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

ADJOURNMENT