

**LEBANON TOWNSHIP BOARD OF ADJUSTMENT
MEETING MINUTES – NOVEMBER 13, 2024 – 7:00 PM
LEBANON TOWNSHIP MUNICIPAL BUILDING**

The Lebanon Township Board of Adjustment meeting was called to order at 7:00 PM by Chairman Wayne Eberle followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Eberle: 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 at the Municipal Building and as a courtesy, posted on the Township website.

Attendance – Roll Call

Present: Derek Porcino
Tom Sachs
Matt Walls
Karen Zatika
Wayne Eberle
Brandon Staten – *Alt. #1*
Derrick Van Doren – *Alt. #2*
Jonathan Drill, Esq. (*participating via cell phone speaker*)

Excused: Michael Iannace

PRESENTATION OF MINUTES

A motion was made by Karen Zatika and seconded by Matt Walls approving the 9/25/24 minutes as revised. The motion was approved by voice vote with Mr. Staten and Mr. Sachs abstaining.

PRESENTATION OF BILLS

A motion was made by Karen Zatika and seconded by Derek Porcino approving the 11/13/24 vouchers for payment as listed on the agenda. The motion was unanimously approved by voice vote.

RESOLUTION

Approval of Resolution #2024-05: Edwin Vazquez T/A Karizma Social Club: 2025 Route 31, Block 7 Lot 6 Resolution Memorializing Interpretation that the Proposed Above Ground Swim Spa is not a Permitted Accessory use to the Permitted Social Club on the Property

A motion was made by Karen Zatika and seconded by Matt Walls approving Resolution #2024-05. The motion was approved by roll call vote by those members eligible to vote on the matter.

Porcino: Yes, Walls: Yes, Zatika: Yes, Eberle: Yes, Van Doren: Yes

PUBLIC HEARING

It was noted for the record that there were no public hearings listed on the agenda.

NEW BUSINESS

It was noted for the record that there were no new business matters listed on the agenda.

CORRESPONDENCE

It was noted for the record that there were no comments made on the correspondence listed on the agenda.

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OPEN TO THE PUBLIC

Chairman Eberle opened the floor to public comment. Seeing no members of the public who wished to comment, a motion was made by Karen Zatika and seconded by Matt Walls to close the floor to public comment. The motion was unanimously approved by voice vote.

ADJOURNMENT

A motion by Karen Zatika, seconded by Tom Sachs to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 7:06 PM.

Maria Andrews, Zoning Board Secretary