

**AGENDA**  
**Lebanon Township Board of Adjustment**  
**Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826**  
**April 23, 2025 – 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 22, 2025. Notice of this meeting and location was published in the Hunterdon Review’s January 29, 2025 edition. 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:**

**2025** – 1/22/25

**2023** – 9/23/23, 11/8/23, 12/6/23, 12/13/23, 12/20/23

**2024** – 1/10/24, 1/17/24, 1/24/24, 1/31/24, 2/7/24, 2/14/24, 3/27/24

**PRESENTATION OF BILLS**

NJ Hills Media Group

- |                                   |         |
|-----------------------------------|---------|
| 1. Meeting Notice 2025            | \$28.83 |
| 2. Professional Appointments 2025 | \$28.83 |

Jonathan Drill, Esq.

- |                                   |          |
|-----------------------------------|----------|
| 1. Services to ZBA – January 2025 | \$540.00 |
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Christina Restuccia

- |                                      |          |
|--------------------------------------|----------|
| 1. Recorder Service Fee – April 2025 | \$275.00 |
|--------------------------------------|----------|

Finelli Consulting Engineers

- |                                       |          |
|---------------------------------------|----------|
| 1. Services to Grandview – March 2025 | \$600.00 |
| 2. Services to Emmert – March 2025    | \$575.00 |

**RESOLUTION(S)**

**PUBLIC HEARING**

- 1. Appeal of Zoning Permit Denial: Giuseppe Macaro – 411 Little Brook Road: Block 37 Lot 35:**  
Applicant proposes to repair/renovate the existing cottage to be used as a hunting cabin. The existing structure is within the side yard setback, which is an existing non-conforming condition, 18.5 ft. exists where 50 ft. is required. The Zoning Office denied the zoning permit application on the grounds that the side yard setback requires a variance and the proposed hunting cabin requires a use variance.
- 2. Bulk (“c”) Variance: Ryan Emmert – 6 Spruce Run Road: Block 35 Lot 2.02:**  
Applicant seeks variance approval to extend the rear portion of the existing wood deck with a 16’ x 21’ deck addition. The deck will be 35 ft. from the rear yard setback where 50 ft. is required.

**NEW BUSINESS**

- A. 2025 Board Budget

**CORRESPONDENCE**

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

**ADJOURNMENT**