

**AMENDED AGENDA – REORGANIZATION MEETING**  
**Lebanon Township Board of Adjustment**  
**Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826**  
**January 28, 2026 – 7:00 PM**

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**ANNOUNCEMENT**

Notice of this reorganization meeting was published in the December 24, 2025 edition of the Hunterdon Review. Copies of the Agenda were posted on the Bulletin Board in the Municipal Building and as a courtesy, posted on the Township website.

**OATHS OF OFFICE**

Wayne Eberle – 4 Year Term – expires 12/31/29  
Derrick Van Doren – 4 Year Term – expires 12/31/29  
Alyssa Lenzinger – Alt. #1 – Term expires 12/31/27  
John Cookson – Alt. #2 – Term expires 12/31/27

**NOMINATIONS**

1. Board Chairman
2. Board Vice Chairman
3. Voucher Review
4. Assistant Voucher Review

**EXECUTIVE SESSION**

1. Resolution ZBA#05-2026: To enter into Executive Session for the Purpose of Discussing Professional Contracts. Action May be Taken.

**APPOINTMENTS/ADOPTION OF CONTRACTS**

1. Jonathan Drill, Esq. – Board Attorney
2. Jessica Caldwell, PP – Board Planner
3. Bob Monaco, PE – Board Engineer
4. Maria Andrews – Board Secretary
5. Board Stenographer
6. Application Review Committee *(2025 was Zatika, Eberle and Porcino)*

**RESOLUTIONS**

1. ZBA#01-2026: Board Attorney Jonathan Drill
2. ZBA#02-2026: Board Planner Jessica Caldwell
3. ZBA#03-2026: Board Engineer Robert Monaco
4. ZBA#04-2026: Annual Meeting Schedule

**PRESENTATION OF MINUTES: 11/12/25**

**PRESENTATION OF BILLS**

J. Caldwell & Associates, LLC

- |   |           |
|---|-----------|
| 1. Services to McGinnis – Nov. 2025                     | \$1627.50 |
| 2. Services to ZBA ( <i>Gen. Planning</i> ) – Aug. 2025 | \$910.00  |
| 3. Services to ZBA ( <i>Gen. Planning</i> ) – Aug. 2025 | \$2082.50 |

Universal Technical Resource Services

- |                                 |         |
|---------------------------------|---------|
| 1. Services to Seiz – Nov. 2025 | \$75.00 |
|---------------------------------|---------|

**PUBLIC HEARING**

- 1. Julianne McGinnis – 30 Musconetcong River Road: Block 73 Lot 11**  
**Variance Approval Related to Setback Encroachments and Continued Non-Conforming Conditions Associated with Lot Area, Lot Frontage, Lot Width and Front and Side Yard Setbacks:** Applicant proposes to complete additions/renovations on the existing residence to expand existing bedrooms and create a new deck.
- 2. Appeal of Zoning Permit Denial: Giuseppe Macaro – 411 Little Brook Road: Block 37 Lot 35:**  
*(Continued from 4/23/25 Meeting)* 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 Officer 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.

**NEW BUSINESS**

**CORRESPONDENCE**

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

**ADJOURNMENT**