

AMENDED – AGENDA
Lebanon Township Board of Adjustment
Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826
April 22, 2026 – 7:00 PM

CALL TO ORDER

FLAG SALUTE

ROLL CALL

ANNOUNCEMENT: In compliance with the Open Public Meetings Act, and the Publication Reform Act, notice of this special meeting was published by posting on the Township website in the location designated for such notices. Copies of the Agenda were posted on the Bulletin Board in the Municipal Building, and as a courtesy also posted on the Township website.

APPOINTMENTS/ADOPTION OF CONTRACTS

1. Tom Decker of Van Cleef Engineering – Board Engineer
Approval of Resolution ZBA#03-2026: Board Engineer

PRESENTATION OF MINUTES:

1. 3/25/26 – Regular Meeting
2. 4/14/26 – Special Meeting

PRESENTATION OF BILLS

J. Caldwell & Associates, LLC

- | | |
|---------------------------------------|-----------|
| 1. Services to Seiz – Feb. 2026 | \$557.50 |
| 2. Services to Macaro – Feb. 2026 | \$480.00 |
| 3. Services to Hall – April 2026 | \$1550.00 |
| 4. Services to Schlenger – April 2026 | \$1201.25 |

Universal Technical Resource Services

- | | |
|--------------------------------------|-----------|
| 1. Services to Schlenger – Feb. 2026 | \$37.50 |
| 2. Services to Macaro – Feb. 2026 | \$675.00 |
| 3. Services to Hall – Feb. 2026 | \$1406.25 |
| 4. Services to Schlenger – Feb. 2026 | \$562.50 |
| 5. Services to ZBA – Feb. 2026 | \$225.00 |
| 6. Services to McGinnis – Feb. 2026 | \$112.50 |

Van Cleef Engineering

- | | |
|--------------------------------------|----------|
| 1. Services to Schlenger – Jan. 2026 | \$595.00 |
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Stickel, Koenig, Sullivan & Drill, LLC

- | | |
|-------------------------------------|-----------|
| 1. Services to Macaro – Jan. 2026 | \$1140.00 |
| 2. Services to ZBA – Jan. 2026 | \$100.00 |
| 3. Services to McGinnis – Jan. 2026 | \$210.00 |
| 4. Services to Seiz – Feb. 2026 | \$320.00 |
| 5. Services to Seiz – Feb. 2026 | \$460.00 |

NJ Planning Officials

- | | |
|---|---------|
| 1. Mandatory Training: Cookson – April 2026 | \$95.00 |
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PUBLIC HEARING

1. **Susan Schlenger – 28 Musconetcong River Road: Block 73 Lot 10**
Variance Approval for the Construction of a New Detached Garage: Rear yard setback of 13.4 ft. where 50 ft. is required, 3 accessory buildings where a maximum of 2 accessory buildings are permitted and side yard setback of 0 ft. where 5 ft. is required
2. **James Hall – 98 Musconetcong River Road: Block 69 Lot 15:**
Variance Approval to Re-build a Single Family Dwelling (2-stories, 1100 sq. ft.) in the Same Location as the Existing Foundation: Front yard setback of 0 ft. where 50 ft. is required, and approval of pre-existing non-conforming conditions: .99 acres where 1.5 acres is required, 112.9 ft. of lot frontage where 200 ft. is required and 111.10 ft. lot width where 200 ft. is required
3. **Update and Possible Dismissal without Prejudice for Lack of Prosecution**
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.

NEW BUSINESS

CORRESPONDENCE

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

ADJOURNMENT