

AGENDA
Lebanon Township Board of Adjustment
Municipal Building, 530 W. Hill Road, Glen Gardner, NJ 08826
May 27, 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.

PRESENTATION OF MINUTES:

1. 4/22/26 – Regular Meeting

PRESENTATION OF BILLS

J. Caldwell & Associates, LLC

- | | | |
|----|------------------------------------|----------|
| 1. | Services to Hall – April 2026 | \$560.00 |
| 2. | Services to Schlenger – April 2026 | \$480.00 |

Universal Technical Resource Services

- | | | |
|----|------------------------------------|-----------|
| 1. | Services to Schlenger – Jan. 2026 | \$62.50 |
| 2. | Services to Schlenger – April 2026 | \$1056.25 |

Stickel, Koenig, Sullivan & Drill, LLC

- | | | |
|----|------------------------------------|----------|
| 1. | Services to Schlenger – April 2026 | \$610.00 |
| 2. | Services to McGinnis – April 2026 | \$90.00 |
| 3. | Services to Hall – April 2026 | \$760.00 |

NJ Planning Officials

- | | | |
|----|---|---------|
| 1. | Mandatory Training: Thompson – May 2026 | \$95.00 |
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NJ Hills Media

- | | | |
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| 1. | Legal Notice – 2026 Pro's Contracts | \$24.18 |
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<u>Stenographer/Reporter Services</u> – May 2026	\$275.00
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RESOLUTIONS

1. **Resolution ZBA#2026-08:** Susan Schlenger - 28 Musconetcong River Road: Block 73 Lot 10 Denial of Variance Approval for the Construction of a New Detached Garage

2. **Resolution ZBA#2026-09:** Julianne McGinnis - 30 Musconetcong River Road: Block 73 Lot 11 Dismissal without Prejudice for 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

PUBLIC HEARING

1. **James Hall – 98 Musconetcong River Road: Block 69 Lot 15: *(Continued from 4/22/26 Meeting)***
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

NEW BUSINESS

CORRESPONDENCE

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

ADJOURNMENT