



**BOROUGH OF LEBANON  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY  
ORDINANCE NO. 2021-04**

**AN ORDINANCE OF THE BOROUGH OF LEBANON, COUNTY OF HUNTERDON TO AMEND THE ZONING ORDINANCE OF THE BOROUGH OF LEBANON TO PERMIT LARGER EQUIPMENT STORAGE STRUCTURES AS AN ACCESSORY USE IN THE RESIDENTIAL ZONE**

**WHEREAS**, the current Zoning Ordinance of the Borough of Lebanon, as of right, permits the addition of a storage shed to a lot of up to 100 sq. feet in the R-1-20 and R-1-15 residential zones of the Borough; and

**WHEREAS**, a review of applications by the Land Use Board indicates that the current permitted size inhibits property owners from sufficient onsite storage, which has resulted in numerous applications for Board of Adjustment approval to build larger storage structures than permitted by the shed ordinance, Article 18; and

**WHEREAS**, the Lebanon Borough Land Use Board has recommended a larger storage structure standard.

**NOW THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Lebanon, County of Hunterdon and State of New Jersey, as follows:

1. The Borough of Lebanon Zoning Ordinance and in particular, the Articles and Sections, shall be amended as follows:
  1. Article 2. Definitions Section 2.02 Accessory Structure, add subsection  
2.02 – 2. Residential Equipment Storage Structure (shed). A structure between 100 feet and 200 feet for the storage of household items and landscape maintenance equipment and recreational equipment (such as, canoes, snowmobiles, ATV's).

2. Article 4. General Provisions 4.02 Accessory Buildings, add subsection

4.02 - 1.08 – A residential equipment storage structure of no more than 200 square feet erected in the rear yard of the residence. Maximum height shall be 8 feet at the eaves and 6 feet from the side and rear lot lines.

3. Article 9. One Family Residence Zones (R-1-20), (R-1-15), Section 9.05 Accessory Uses Permitted - Detached One Family Dwellings, shall be amended with regard to permitted accessory uses in the zone as follows:

**Section 9.05 – 1.** A residential equipment storage structure no larger than 200 sq. feet in accordance with section 4.02 ZONES.

**Section 9.05 – 2.** Only one (1) residential equipment storage structure (shed) shall be permitted per qualified lot.

**2. Repealer.** All other remaining provisions of the Ordinance shall remain unchanged and in full force and effect.

**3. Severability.** In event that any clause, section, paragraph, or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason; it shall be deemed severable, and the Borough Council hereby declares its intent that the balance of the Ordinance shall not be affected by the said invalidity, and the remainder shall remain in full force and effect.

**4. Effective Date.** This Ordinance shall take effect upon final adoption and publication in accordance with the law, and filing of same with the Hunterdon County Planning Board.

Vote after public hearing and upon final adoption:

Burton \_\_\_\_\_  
Berger \_\_\_\_\_  
Baldinger \_\_\_\_\_  
Cortese \_\_\_\_\_  
Lance \_\_\_\_\_  
Logan \_\_\_\_\_

Ordinance approved by the Governing

Body and presented to the Mayor on \_\_\_\_\_, 2021

Veto in Whole or Part:

Approved:

\_\_\_\_\_  
James Pittinger, Mayor  
Date:

{or}

\_\_\_\_\_  
James Pittinger, Mayor  
Date:

Returned to Borough Clerk with statement attached on \_\_\_\_\_, 2021

## NOTICE

TAKE NOTICE that the above ordinance was introduced at a regular meeting of the Borough Council of the Borough of Lebanon on September 15, 2021 and will be considered for final passage after public hearing at a regular meeting of the Borough Council of the Borough of Lebanon to be held on October 20, 2021 at 7:30 p.m. in the Municipal Building, located at 6 High Street, Lebanon, New Jersey

\_\_\_\_\_  
Karen M. Romano, Borough Clerk

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NOTICE is hereby given that the above Ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Lebanon, in the County of Hunterdon, State of New Jersey, held in the Municipal Building on the 15th day of September 2021, and the same came up for final passage at a meeting of the said Borough Council on the 20th day of October, 2021 at which time, after persons interested were given an opportunity to be heard concerning said ordinance, the same was passed and will be in full force in the Borough according to law by order of the Borough Council of the Borough of Lebanon, County of Hunterdon and State of New Jersey.

Karen M. Romano, RMC  
Borough Administrator/ Clerk

**INTRODUCED: September 15, 2021**

**ADOPTED: October 20, 2021**

