

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
MARCH 15, 2018 – 7:30 PM**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board of Adjustment Chair, Mike Flanagan, called the meeting of the Board of Adjustment to order at 7:30 and announced that adequate notice of the meeting had been made in accordance with the New Jersey State Open Public Meetings Act.

REGULAR MEETING

The Roll call was taken and went as follows:

Mr. Rosenbach	Present	Mr. Newlin	Present
Mr. Flanagan	Present	Mr. Maselli	Present (7:35)
Mr. Schleifer	Excused	Mr. Eichler	Excused
Mr. Kearns	Present	Mr. Symonds	Excused
Ms. Chipperson	Present		

Also present was Ms. Lisa Bonsall, attorney standing in for Board Attorney, Gary Hall and Board Secretary, Lori Taglairino.

Mr. Flanagan made a motion to approve the February 15, 2018 minutes with one correction to the opening paragraph. The motion was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the minutes.

Mr. Newlin polled the Board for topics for ongoing training.

Mr. Flanagan discussed the interview and hiring of the Board Planner.

OLD BUSINESS

Application BOA# 17-16 PSE&G
1498 Mt. Kemble Road, B46.01/L13.01, B-2 Zone
Applicant is requesting use and height variances per N.J.S.A. 40:55D-70(d) and front, side and rear setback relief to build a communication tower as per NJSA40:55D-70c. The applicant also is seeking a variance for total lot coverage and Preliminary and Final Major Site Plan approval.
(Open-ended adjournment per request of applicant: new notice to be provided prior to any further proceedings.)

Application BOA# 16-16 S.Y.A.S., LLC
1 Post House Road, B33.03/L1, R-1/B-2 Zones
Applicant requesting variance relief for use and height, per NJSA 40:55D-70(d) for 5 proposed townhouse units subject to a subsequent request for site plan approval. **(Carried until the April 19, 2018 meeting).**

NEW BUSINESS

Application BOA# 01-18

Ronald and Renee Joelson
23 Sand Spring Road, B21/L7.01 R-1 Zone
Applicant requesting variance relief for a setback, per NJSA
40:55D-70(c) for a patio.

Presenting:

Steven Azzolini, Attorney
Renee Joelson, Owner
Peter Dorn, Architect

Ms. Joelson and Mr. Dorn were sworn in for testimony.

- Mr. Azzolini presented an application for a single family home requesting a side setback for a proposed porch addition.
- Mr. Dorn explained the proposed project and materials and architectural reason for the variance request.
- The Board requested that they resubmit a complete zoning table and plans that reflect the dimensions of the proposed cupola.

Mr. Flanagan made a motion to approve the application subject to the submission of a revised zoning table and plan revisions. It was seconded by Mr. Rosenbach. A roll call vote went as follows:

For: Ms. Chipperson, Mr. Kearns, Mr. Maselli, Mr. Rosenbach, Mr. Flanagan and Mr.
Newlin

Against: None

Application BOA# 02-18

The Huff Family Partnership, L.P.
559 Tempe Wick Road, B31, L1.03
Applicant requesting variance relief for a rear setback, per NJSA
40:55D-70(c) for a patio.

Presenting:

Nicole Magdziak, Attorney
Jennifer Huff, Owner

Ms. Huff was sworn in for testimony.

- Ms. Magdziak presented a case for a proposed patio that required a rear setback.
- Ms. Huff noted that the original application with the Board in 2005 allowed for a small patio and they never constructed it. She did note that the original patio proposal was too small to accommodate a table and grill and thus was requesting larger square footage.
- The Board asked about the height of the proposed fire pit.

Mr. Flanagan made a motion to approve the application noting that the fire pit cannot be higher than 3 feet in height and must be located on the patio itself. It was seconded by Mr. Newlin. A roll call vote went as follows:

For: Ms. Chipperson, Mr. Kearns, Mr. Maselli, Mr. Rosenbach, Mr. Flanagan and Mr.
Newlin

Against: None

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 8.36.

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary