

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
APRIL 19, 2018**

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
Mr. Schleifer	Present	Mr. Eichler	Present (7:34)
Mr. Kearns	Present	Mr. Symonds	Present
Ms. Chipperson	Present		

Also present was Board Attorney, Gary Hall, Board Engineer, Paul Fox and Board Secretary, Lori Taglairino.

OATH

Mr. Hall administered the Oath to Mr. Symonds.

Minutes

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

Mr. Newlin noted an ongoing training session is being set up regarding Affordable Housing.

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

RESOLUTIONS

Resolution BOA# 04-2018 Retaining a Planner for the Board of Adjustment

Mr. Flanagan made a motion to approve the Resolution BOA#04-2018 to appoint a Heyer Gruel and Associates as Professional Planners for the Board of Adjustment. It was seconded by Mr. Rosenbach. On a voice vote, all were in favor of appointing the Planner.

Resolution BOA# 05-2018 Do Not Exceed Limits for the Planner

Mr. Flanagan made a motion to approve Resolution BOA# 05-2018 for the Do Not Exceed Limits for the Planner. It was seconded by Mr. Newlin. On a voice vote, all were in favor of approving the Do Not Exceed Limits.

Resolution BOA# 01-18

Ronald and Renee Joelson
23 Sand Spring Road, B21/L7.01 R-1 Zone

Mr. Flanagan made a motion to adopt Resolution BOA# 01-18 Joelson as presented. It was seconded by Mr. Newlin. On a voice vote, all eligible members were in favor of adopting the Resolution.

Resolution BOA# 02-18

The Huff Family Partnership, L.P.
559 Tempe Wick Road, B31, L1.03

Mr. Flanagan made a motion to adopt Resolution BOA# 02-18 Huff Family Partnership as presented. It was seconded by Mr. Newlin. On a voice vote, all eligible members were in favor of adopting the Resolution.

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.

A transcript of this application is appended to the minutes.
There was a break for client discussion at 9:19.

NEW BUSINESS

Application BOA# 03-18

Mt. Kemble Lake Association
2 Trails End, B 42/L4
Applicant requesting variance relief for a floor area ratio (FAR), per NJSA 40:55D-70(c) for a portico.

Presenting:

Kenneth Sauter, Attorney
Robert Edgar, Mt. Kemble Lake Association

Mr. Edgar was sworn in for testimony.

- Mr. Sauter presented proposed plans for a portico for the lake clubhouse.

- Mr. Sauter explained that it would help prevent icy and slippery steps in inclement weather and provide a safety measure for the members.
- Mr. Edgar presented the dimensions and design of the portico.
- Mr. Maselli suggested some design element changes that are more in line with the historic character of the building.

Mr. Flanagan made a motion to approve the application as submitted with consideration for the suggestion by Mr. Maselli to the change in an architectural detail. It was seconded by Mr. Rosenbach. A roll call vote went as follows:

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

Against: None.

Application BOA# 16-16 S.Y.A.S., LLC resumed their application at 9:43.

The continuation of the transcript is amended to the minutes.

OTHER BUSINESS

Mr. Maselli noted that the Grady's revisited the HPC and inquired about the conditions of the variance.

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 10:10.

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary