

**HARDING TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
OCTOBER 18, 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	Excused	Ms. Eichler	Excused
Mr. Kearns	Present	Mr. Symonds	Present
Ms. Chipperson	Present		

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

**MINUTES**

Mr. Flanagan made a motion to approve the September 20, 2018 minutes for as written. The motion was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the minutes.

Mr. Flanagan made a motion to approve the October 6, 2018 Site Inspection minutes as with an amendment and a typographical error. The motion was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the minutes.

**ADMINISTRATIVE**

Mr. Flanagan noted that the Ongoing Training session was postponed and will be re-scheduled at a later date.

Mr. Flanagan noted that a letter from Peter Dorne was received regarding a change in the project at 23 Sand Spring Road. Mr. Hall advised that the setbacks would be the same but that there was a demolition of the addition site to the foundation instead of a renovation. The Board had no issue provided that there was no change in the setbacks.

**EXTENSION**

Application BOA# 10-17

Brooke Worthington  
224 Lees Hill Road, B47/L2

Mr. Flanagan noted that BOA# 10-17 Worthington requested an extension for their project. A motion was made by Mr. Flanagan to grant the extension. It was seconded by Mr. Newlin. On a voice vote all members were in favor of granting the extension.

## **RESOLUTIONS**

Application BOA# 14-18 Dennis and Jane Terrell  
67 Long Hill Road, B17/L33, R-1 Zone

Mr. Flanagan made a motion to adopt Resolution BOA# 14-18 Terrell. It was seconded by Mr. Rosenbach. On a voice vote, all eligible members were in favor of adopting the resolution.

Application BOA# #07-18 William Lewis and Katie Procter  
523 Van Beuren Road, B5/L2, RR Zone  
Applicant is requesting a use variance and setback variances to retain a second residence and accessory apartment in connection with construction of replacement of the principle residence.

Presenting:  
Peter Henry, Attorney  
William Lewis, Owner

Mr. Hall noted that there was a site inspection of the property on October 6, 2018 and that Mr. Flanagan, Mr. Newlin, Mr. Rosenbach and Mr. Kearns were present.

Ms. Chipperson, Mr. Maselli, and Mr. Symonds stated on the record that they had visited the property on their own.

Mr. Henry noted that there were revised plans that omitted the previously proposed barn and relocated the mechanicals to a more conforming location.

Mr. Hall noted that the applicant agreed to provide a Bridle Trail easement and would submit revised plans along with a corresponding easement agreement.

Mr. Hall revised the draft Resolution BOA# 07-18 Lewis to include the new language and conditions.

Mr. Flanagan made a motion to adopt Resolution BOA# 07-18 Lewis with the conditions stated on the record. It was seconded by Mr. Rosenbach. A roll call vote went as follows:

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

Against: None.

## **NEW BUSINESS**

None

## **OLD BUSINESS**

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 4 proposed townhouse units subject to a subsequent  
request for site plan approval .

Presenting:  
Bart Sheehan, Attorney  
Charles Geyer, Contract Purchaser  
Pat Burke, Architect

A transcript of the continuing testimony is appended to the minutes.

**OTHER BUSINESS**

None

**ADJOURNMENT**

Mr. Flanagan adjourned the meeting at 11:00.

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Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary