

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
JUNE 21, 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	Excused	Mr. Newlin	Present
Mr. Flanagan	Present	Mr. Maselli	Present (7:31)
Mr. Schleifer	Present	Ms. Eichler	Present
Mr. Kearns	Present (7:31)	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 May 17, 2018 minutes with a grammatical amendment. 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 Site Inspection minutes from June 16, 2018. It was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the minutes as written.

Mr. Newlin noted an ongoing training session regarding Affordable Housing has been postponed.

Mr. Hall noted that there will be a training session for all Board members regarding Municipal Excess Liability.

RESOLUTIONS

<u>Application BOA# 05-18</u>	Michael and Marilyn Dee
	41 Lindsley Road, B50 L4.04, RR Zone

Mr. Flanagan made a motion to adopt the Resolution BOA# 05-18 Michael and Marilyn Dee. It was seconded by Mr. Symonds. On a voice vote all eligible members were in favor of adopting the resolution.

Resolution for 2017 Annual Report

Mr. Flanagan made a motion to adopt the Resolution for the 2017 Annual Report. 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. **(Carried and awaiting re-noticing)**

NEW BUSINESS

Application BOA# 08-18

Chester and Amanda Van Doren

37 Long Hill Road, B17, L41, RR Zone

Applicant is requesting temporary use variance relief and temporary building area and lot coverage relief for construction of a new dwelling prior to demolition of the existing dwelling on the lot as per NJSA 40:55D-70 (d) (1)

Presenting:

Jack Dusinberre, Attorney

Chester Van Doren, Owner

- Mr. Dusinberre presented a proposal for a temporary use relief variance for construction of a new home while living in the existing contributing historic home on the lot.
- The Board requested a site inspection of the property.
- The Site inspection was scheduled for June 26, 2018 at 7:00pm.

Application BOA# 06-18

Janet Simon

157 Village Road, B10, L18, RR Zone

Applicant is requesting relief for a conditional use variance, per NJSA 40:55D-70 (d)(3), minor subdivision and other relief to retain noncompliant accessory residence on smaller lot.

Presenting:

Tom Malman, Attorney

Ron Kennedy, Engineer

- Mr. Malman presented a proposed subdivision plan for a three lot subdivision.

- *Mr. Malman stated that lot 18 would be 12.57 acres, lot 18.03 would be 7.695 acres and lot 18.04 would be 8.59 acres.*
- Mr. Malman noted that lot 18.03 required conditional use variances and setback variances.
- Mr. Malman stated that an application has been submitted to the DEP for a letter of interpretation.
- The Board determined that the use variance would allow for the existing accessory residence and cottage on lot 18.03 to be preserved.

The Board asked Mr. Hall to draft a resolution with all of the conditions to be reviewed at the next BOA meeting. A vote will be taken at the next meeting.

Application BOA# 04-18

Robert and Barbara Sandelands

- 11 Holly Hill Road, B6, L6.04, R-1 Zone
- Applicant requesting variance relief for a front setback per NJSA 40:55D-70(c).

Presenting:

Art Palumbo, Architect

Robert Sandelands, Owner

Mr. Palumbo and Mr. Sandelands were sworn in for testimony.

- Mr. Palumbo presented a proposal for an addition in an existing garage.
- Mr. Palumbo noted that the house was non-conforming and that the house encroaches on the front yard setback.
- Mr. Palumbo noted that the existing coverage is 3.21% and that the applicant is seeking 3.26% coverage.
- Mr. Newlin requested accurate zoning information and accurate plans for the driveway and cupola.
- The Board requested a site inspection of the property. A site inspection was set for June 26, 2018 at 6:30 pm.

Application BOA# 09-18

Leslie Wentz

6 Village Road, B17, L58, B-1 Zone

Applicant is requesting relief for Floor Area Ratio as per NJSA-40:55D-70-(d) 4.

Presenting:

Karl Nichols, Architect

Leslie Wentz, Owner

Mr. Nichols and Mrs. Wentz were sworn in for testimony.

- Mr. Nichols presented proposed plans for a three bedroom four-square house on the property.
- Mr. Nichols noted that they were seeking 24% Floor Area Ratio and the limit is 15%.
- There was a discussion regarding the attic space as a story.
- The Board felt that the bulk of the house was too much and requested that the size of the house be reduced.
- The application was carried until the next meeting.

OTHER BUSINESS

There was a discussion regarding the Land Use Policy. Gary Hall noted that he would submit appropriate edits for the Board of Adjustment procedure to the Township Administrator.

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 10:55.

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary