

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
AUGUST 16, 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, and Board Secretary, Lori Taglairino.

MINUTES

Mr. Flanagan made a motion to approve the July 19, 2018 minutes as written. The motion was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the minutes.

ADMINISTRATIVE

Mr. Newlin took suggestions for possible dates for an ongoing training session regarding Affordable Housing. The Board is looking at October 18th or November 15th as workable dates.

Mr. Hall noted that there will be a training session for all Board members regarding Municipal Excess Liability for the September 20th meeting at 6:30.

There was a discussion about the 2019 budget.

RESOLUTIONS

<u>Application BOA# 08-18</u>	Chester and Amanda Van Doren 37 Long Hill Road, B17, L41, RR Zone
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Mr. Flanagan made a motion to adopt Resolution BOA# 08-18 Van Doren with an amendment. It was seconded by Mr. Newlin. On a voice vote, all eligible members were in favor of adopting the resolution.

<u>Application BOA# 09-18</u>	Leslie Wentz 6 Village Road, B17, L58, B-1 Zone
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Mr. Flanagan made a motion to adopt Resolution BOA# 09-18 Wentz. It was seconded by Mr. Kearns. On a voice vote, all eligible members were in favor of adopting the resolution.

Application BOA# 04-18 Robert and Barbara Sandelands
• 11 Holly Hill Road, B6, L6.04, R-1 Zone

Mr. Flanagan made a motion to adopt Resolution BOA# 04-18 Sandelands. It was seconded by Mr. Symonds. On a voice vote, all eligible members were in favor of adopting the resolution.

Application BOA# 11-18 David and Lisa Welsh
 10 Griffin Lane, B7, L1.02, RR Zone

Mr. Flanagan made a motion to adopt Resolution BOA# 11-18 Welsh with an amendment. It was seconded by Mr. Newlin. On a voice vote, all eligible members were in favor of adopting the resolution.

Application BOA# 12-18 Janice Rizzo
 5 Willow Acres Lane, B25, L18, R-3 Zone
 Applicant requesting variance relief for a rear setback per NJSA
 40:55D-70(c).

Mr. Rosenbach made a motion to approve the adopt Resolution BOA# 12-18 Rizzo. It was seconded by Mr. Flanagan. On a voice vote, all eligible members were in favor of adopting the resolution.

NEW BUSINESS

Application BOA# 10-18 Donald Sciarretta
 10 Morgan Drive, B49/L 59, R-1 Zone
 Applicant requesting variance relief for a front setback, rear setback and
 building area as per NJSA 40:55D-70(c).

Presenting:
Steven Azzolini, Attorney
Ronald Kennedy, Engineer
Peter Dorne, Architect

Mr. Kennedy and Mr. Dorne were sworn in for testimony.

- Mr. Azzolini presented proposed plans for an exterior renovation that included an 84 sq. ft. addition in building area. The existing building area is 3.23% and this plan proposes and increase to 3.27%.
- There was a question regarding the height of the roof line. Mr. Kennedy noted a change in the front porch that would bring that number in at 34.94 feet.
- Mr. Maselli noted some inconsistencies with the some numbers on two pages of the plans. The Board requested that A 2.1 and A 2.3 be revised and submitted to the Board attorney for review.

Mr. Flanagan made a motion to approve this application with the condition that the corrected elevations be submitted to the Board Attorney for approval. It was seconded by Mr. Maselli. A roll call vote went as follows:

For: Mr. Rosenbach, Mr. Flanagan, Mr. Kearns, Mr. Maselli, Mr. Newlin, Ms. Chipperson
and Mr. Symonds.
Against: None

Application BOA# 13-18

Michael Cavanagh
23 Miller Road, B12/L29, R-1 Zone
Applicant requesting variance relief for a front setback, side setback and
building area and lot coverage as per NJSA 40:55D-70(c).

Presenting:
Thomas Hofmann, Architect
Michael Cavanagh, Owner

Mr. Cavanagh and Mr. Hofmann were sworn in for testimony.

- Mr. Cavanagh stated that he was excited to be living in Harding and the he looked for a long time before purchasing his new home.
- Mr. Hofmann presented photo Exhibits A-1 through A-7 giving the Board a sense of the existing conditions of the property.
- Mr. Hofmann presented the proposed plans for a second story addition and an accessory structure garage.
- Mr. Hofmann noted that they plan to reduce the lot coverage from 16% to 10%.
- Mr. Hofmann noted a .03% increase in building coverage for a 5.8% total. The maximum by code is 3%.
- The Board discussed other options for the accessory garage. Mr. Hofmann noted that the position of the septic area constrained the design.

The Board requested a Site Inspection of this property for August 22, 2018 at 6:30pm. It was also noted that formal action may be taken at the inspection.

Application BOA# 15-18

C.H. Randolph Lyon Trust
148 Lees Hill Road, B47/L7, R-R Zone
Applicant requesting variance relief for a front setback, and expansion of
non-conforming structure as per NJSA 40:55D-70(c).

Presenting:
Nicole Magdziak, Attorney
Patrick Burke, Jr., Architect
Patrick Burke, Sr., Architect
Ben Parker, Resident of 148 Lees Hill Road, representing C. H. Randolph Lyon Trust

Messrs. Burke and Mr. Parker were sworn in for testimony.

- Ms. Magdziak presented proposed plans for a deck. She noted that there was a prior application before the Board and that application expired and the original plan has been changed to include a deck in place of a patio.

- Mr. Burke presented Exhibit A-1, a board showing the original house along with along with a representation of the original plan and proposed plan.
- Mr. Burke presented Exhibit A-2, a photo of the rear of the house to get a sense of the existing conditions and where the deck would be situated.
- There was a discussion of materials and questions regarding the height and mass of the wall that was being proposed.

Mr. Rosenbach made a motion to approve the application with conditions to be included in the resolution that address the height, building compliance and landscape screening of the structure. It was seconded by Mr. Newlin. A roll call vote went as follows:

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

Against: None

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 9:50.

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary