

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING, 7:00 P.M.
JULY 21, 2022 (Revised 7/21/22)**

CALL TO ORDER—Mr. Flanagan

PLEDGE OF ALLEGIANCE—Mr. Flanagan

ADEQUATE NOTICE of this meeting of the Harding Township Board of Adjustment was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, posted on the Township webpage, and filed with the Clerk's Office, located in the Township Hall located at 21 Blue Mill Road, New Vernon, NJ. Notice indicated that formal action may be taken.

PLEASE NOTE THAT THE ORDER OF THE AGENDA IS SUBJECT TO CHANGE.

ROLL CALL--Ms. Taglairino

Mr. Boyan	<input type="checkbox"/>	Mr. Maselli	<input type="checkbox"/>	Mr. Symonds	<input type="checkbox"/>
Mr. Addonizio	<input type="checkbox"/>	Mr. Cammarata	<input type="checkbox"/>	Mr. Newlin	<input type="checkbox"/>
Ms. Sovolos	<input type="checkbox"/>	Mr. Rosenbaum	<input type="checkbox"/>	Mr. Flanagan	<input type="checkbox"/>

ADMINISTRATIVE

SCHEDULING & PROCEDURAL MATTERS:

<u>Application BOA #18-21</u>	529 Waterfront Properties, LLC 595 Van Beuren Road, B5/L8 Appeal of Tree Officer Decision (Carried to Aug. 18, 2022, pending proper mail notice).
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<u>Application BOA# 14-20</u>	Donald & Eliza Murphy 49 Meyersville Road, B55/L5 (Carried to the August 18, 2022 meeting).
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<u>Application BOA# 04-22</u>	Kunal Singh 95 Pleasantville Road, B15/L21.04, R-1 Zone (Carried to the August 18, 2022 meeting).
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MINUTES

June 16, 2022

RESOLUTIONS

Application BOA# 02-22

Daniel Cotter & Caren Khoo
566 Tempe Wick, B34/L8, R-R Zone

Application BOA# 05-22

Grant & Meghan Wentworth
29 Sand Spring Lane, B 22/L3

Resolution BOA# 05-22

Retention of Steve Mlenak for Special Legal Counsel

Resolution BOA # 04-2022

Review of 2021 Annual Report and Resolution—Gary Hall

OLD BUSINESS

Application BOA# 14-20

Donald & Eliza Murphy
49 Meyersville Road, B55/L5
Applicant is requesting variance relief for a front setback as per N.J.S.A.40:55D-70(c), a temporary d(1) variance as per N.J.S.A.40:55D-70(d)(1) and a temporary d(3) conditional use conditional use variance as per N.J.S.A.40:55D-70(d) (3).

DOCUMENTS

[BOA# 14-20, Murphy, Application, Zoning Denial and Zoning Table, 49 Meyersville Road](#)

[BOA# 14-20, Murphy, Additional Documents, 49 Meyersville Road](#)

[BOA# 14-20, Murphy, Variance Plan and Elevations, 49 Meyersville Road](#)

[BOA# 14-20, Murphy, Planner Report, 49 Meyersville Road](#)

[BOA# 14-20, Murphy, Technical Review Report 5/18/22](#)

Application BOA# 06-22

John & Joy Dalena
204 Blue Mill Road, B9/3.01
Applicant is requesting variance relief for a front setback, building coverage, lot coverage and existing non-conforming structure as per N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA# 06-22, Dalena, Application, 204 Blue Mill Road](#)

[BOA# 05-22, Dalena Health Department Letter, 29 Sand Spring Lane](#)

[BOA# 05-22, Dalena, Variance Plan and Elevations, 29 Sand Spring Lane](#)

[BOA# 05-22, Dalena, HPC Report, 29 Sand Spring Lane](#)

Application BOA# 04-22

Kunal Singh
95 Pleasantville Road, B15/L21.04, R-1 Zone

Applicant is requesting variance relief for a front setback and expansion of a non-conforming structure as per N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA# 04-22, Singh, Application and Photos, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Variance Plan and Elevations, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, HPC and Health Dept. Report, 95 Pleasantville Road](#)

DOCUMENTS FROM 6/6/22

[BOA# 04-22, Singh, Letter dated 6/3/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Zoning Table dated 6/3/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Variance Plans dated 6/2/22, 95 Pleasantville Road](#)

DOCUMENTS FROM 6/9/22

[BOA# 04-22, Singh, Letter dated 6/9/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Zoning Table dated 6/8/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Exhibit A-2 Variance Plan, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Exhibit A-3 Kennel Plan, 95 Pleasantville Road](#)

DOCUMENTS FROM 7/14/22

[BOA# 04-22, Singh Revised Zoning Table & Variance Plan Exhibits A-4 & A-5, dated 7/14/22](#)

NEW BUSINESS

Application BOA# 16-21

Ronald & Judith Preiss

110 Village Road, B15/L10.03, R-1 Zone

Applicant is requesting variance relief for a front setback of the principal dwelling, 7 setbacks for accessory structures, 2 variances for accessory structures in front of a principal dwelling, building coverage, and lot coverage as per N.J.S.A.40:55D-70(c). The applicant is also seeking a variance as per the Harding Township Code 225-116.Q(2) for driveway gates and pillars.

DOCUMENTS

[BOA# 16-21, Preiss, Application and Zoning Table, 110 Village Road](#)

[BOA# 16-21, Preiss, Variance Plan, 110 Village Road](#)

[BOA# 16-21, Preiss, Health Review, 110 Village Road](#)

Application BOA #18-21

529 Waterfront Properties, LLC

595 Van Beuren Road, B5/L8

Appeal of Tree Officer Decision

(Carried to Aug. 18, 2022).

DOCUMENTS FROM 7/11/22

[BOA# 18-21, 529 Waterfront Properties, LLC, Brief dated 6/23/22](#)

OTHER BUSINESS

ADJOURNMENT

PUBLIC COMMENT FOR APPLICATIONS WILL BE LIMITED TO FIVE MINUTES PER PERSON.

PLEASE NOTE THAT THE BOARD OF ADJUSTMENT MEETING ENDS AT 10:30 p.m.

The documents linked in the agenda are intended to reflect the principal application documents. They are provided as a courtesy. Please note that it may not be the full file. Also note that the application links expire upon decision of an application. The complete file is available to review at the Municipal Building, Mon. through Thurs. from 8:30 to 3:00. Please arrange an appointment with the Board Secretary.