

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
REORGANIZATION AND REGULAR MEETING
MUNICIPAL BUILDING, 7:00 P.M.
FEBRUARY 17, 2022**

CALL TO ORDER—Mr. Flanagan

ADEQUATE NOTICE of this special 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.

MASKS ARE SUGGESTED BUT WILL BE REQUIRED IF SOCIAL DISTANCING CANNOT TAKE PLACE.

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"/>

SWEARING IN OF PROFESSIONALS--Mr. Hall

ADMINISTRATIVE

SCHEDULING & PROCEDURAL MATTERS:

Application BOA# 14-20

Donald & Eliza Murphy
49 Meyersville Road, B55/L5
Status update: **(Pending completeness)**

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 for the principal dwelling and a front, side and rear setback for accessory structures, an accessory structure in front of the principal dwelling, lot coverage and a building envelope as per N.J.S.A.40:55D-70(c). **(Pending Completeness)**

Application BOA #18-21

529 Waterfront Properties, LLC
595 Van Beuren Road, B5/L8
Appeal of Tree Officer Decision **(Pending Completeness)**

Application BOA# 02-21

Dr. James Wittig
34 Kitchell Road B1/L5 R-1 Zone
Applicant is requesting variance relief for a side setbacks, building area and lot coverage for proposed additions to dwelling, patio pool and gazebo as per N.J.S.A.40:55D-70(c). **(Adjourned to the March 17, 2022 meeting).**

Documents

[BOA #02-21 Wittig, Original Engineering and Application, 34 Kitchell Road, B1/L5](#)

[BOA #02-21 Wittig, Revised Submission 6/21, 34 Kitchell Road B1/L5](#)

Application BOA# 19-21

Andreas & Wendy Kertesz

19 Wildlife Run, B15/L22.04

Applicant is requesting variance relief for a side setback, and lot coverage for proposed garage as per N.J.S.A.40:55D-70(c). **(Carried until the March 17, 2022)**

Documents

[BOA# 19-21 Kertesz, Application, Elevations Plans and Photo Exhibits, 19 Wildlife Run](#)

RESOLUTION

Application BOA# 17-21

Timothy and Rebecca Daniels

10 St. Clair Road, B 26.01/L33

MINUTES

January 20, 2022 Minutes

OLD BUSINESS

Application BOA# 17-18

New York SMSA Limited Partnership d/b/a Verizon Wireless
8 Millbrook Road, B17/L1, PL Zone

Applicant requesting variance relief for use, per N.J.S.A. 40:55D-70(d) for a cell tower.

Documents

[BOA #17-18 Verizon, Propagation Parameters & Drive Test Data Supplemental Report \(rec'd 3-9-20\) B17L1, 8 Millbrook Road](#)

[BOA# 17-18 Verizon, Site Plan 3-4-19 Rev., B17L8, 8 Millbrook Road](#)

Documents from 12/15/20

[BOA# 17-18 Verizon, Exhibit Z-1 Scan 700MHz with RSRP labels shown 12-7-2020 v1](#)

[BOA# 17-18 Verizon, Exhibit Z-2 Scan 2100MHz with RSRP labels shown 12-7-2020 v1](#)

Documents from 1/19/21

[BOA# 17-18 Verizon, Letter to BOA and Exhibit A-27, Supplemental RF Report, 1-18-21](#)

Documents from 7-1-2021

[BOA# 17-18 BOA Storm Water Management Report 7-1-21](#)

Documents from 11/8/21

[Memo and Checklist from Board Attorney Outlining Decision Criteria for Cell Tower](#)

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.