

**HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
MARCH 17, 2022
7:00 PM**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board Chair, Mr. Flanagan called the regular meeting of the Board of Adjustment to order at 7:00 and announced that adequate notice of the meeting had been made in accordance with the New Jersey State Open Public Meetings Act.

REGULAR MEETING

ROLL

Ms. Taglairino called the roll. It went as follows:

Mr. Cammarata	Excused	Mr. Newlin	Present	Mr. Maselli	Present
Mr. Addonizio	Present	Ms. Sovolos	Present	Mr. Boyan	Present
Mr. Rosenbaum	Present	Mr. Symonds	Present	Mr. Flanagan	Present

Board Attorney, Mr. Hall, Board Engineer, Mr. Fox and Board Planner, Ms. Mertz and Ms. Taglairino were also present.

Mr. Hall swore in Mr. Fox and Ms. Mertz for the year.

ADMINISTRATIVE

Mr. Flanagan announced the following scheduling & procedural matters:

<u>Application BOA# 14-20</u>	Donald & Eliza Murphy 49 Meyersville Road, B55/L5 Status update: (Pending Completeness)
<u>Application BOA# 16-21</u>	Ronald & Judith Preiss 110 Village Road, B15/L10.03, R-1 Zone (Pending Completeness)
<u>Application BOA #18-21</u>	529 Waterfront Properties, LLC 595 Van Beuren Road, B5/L8 Appeal of Tree Officer Decision (Pending Notice)
<u>Application BOA# 17-18</u>	New York SMSA Limited Partnership d/b/a Verizon 8 Millbrook Road, B17/L1, PL Zone (Adjourned to the March 31, 2022 Special Meeting with no further notice.)

MINUTES

February 17, 2022 Minutes

Mr. Symonds made a motion to approve the February 17, 2022 minutes as written. It was seconded by Ms. Sovolos. On a voice vote all were in favor of approving the minutes.

ANNUAL REPORT

The Board briefly discussed the 2021 Annual Report and decided to address any issues at the April 21, 2022 meeting.

OLD BUSINESS

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).

Presenting:
Larry Calli, Attorney
Dr. James Wittig, Owner
Matthew Korzen, Engineer

Dr. Wittig was sworn in for testimony.

- Mr. Calli presented reduced revised plans for the property at 34 Kitchell Road.
- Mr. Calli noted that with the revisions the net change of lot coverage is zero.
- Mr. Flanagan noted appreciation for the reduction in the lot coverage.
- There are no proposed changes to the location of the existing sheds.

Mr. Flanagan made a motion to approve the application as revised with the condition that the shed will be removed upon sale of the property. The motion was seconded by Mr. Addonizio. A roll call vote went as follows:

For: Addonizio, Flanagan, Maselli, Symonds, Newlin, Sovolos, Rosenbaum
Against: None

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).

Presenting:

Nicole Magdziak, Attorney
Ryan Smith, Engineer
Daniel Enson, Architect

- Ms. Magdziak presented revised plans for a garage addition with a single garage bay now tucked behind the existing garage bays.
- Ms. Magdziak noted that the second floor of the garage is set back further to not encroach on the setback.
- Mr. Smith noted that the existing lot coverage is 10.8% with a reduction proposed at 10.5%.
- There was a request for a revised zoning table.
- Mr. Enson addressed the reason for the difference in the ground floor setback and the second floor setback for the garage.
- Ms. Magdziak presented Exhibits A-1 and A-2; floor plans for the project dated March 16, 2022.

Mr. Newlin made a motion to approve the application as written with a submission of a revised zoning table. The motion is seconded by Ms. Sovolos.

For: Addonizio, Flanagan, Maselli, Symonds, Newlin, Sovolos, Rosenbaum
Against: None

Application BOA# 02-22

Daniel Cotter & Caren Khoo
566 Tempe Wick, B34/L8, R-R Zone
Applicant is requesting variance relief for a side setback and expansion of a non-conforming structure as per N.J.S.A.40:55D-70(c) and a conditional use variance for a proposed accessory structure as per N.J.S.A.40:55D-70(d).

Presenting:

Nicole Magdziak, Attorney
Pat Burke, Architect
Ryan Smith, Engineer

- Ms. Magdziak presented proposed plans for a second floor addition to an existing garage for an accessory dwelling.
- Ms. Magdziak noted that the property is over 6 acres and is requesting D3 accessory structure/setback relief.
- Ms. Magdziak noted that there was a prior approval for an accessory dwelling in 2008.
- Ms. Magdziak noted that the setback being requested is 59.6 feet.
- Mr. Smith presented a proposed site plan for the accessory structure with a raised second floor deck/balcony and new entrance to the garage structure.
- Mr. Smith outlined the existing conditions on the property.
- Mr. Smith presented Exhibit A-1, an aerial photo of the property in the winter and Exhibit A-2, an aerial photo of the property in the summer.
- The Board asked for clarification of the property line and closest neighbor in the photos.
- Mr. Burke discussed proposed location the balcony feature on the plans.
- The Board questioned why an alternative location for the balcony could not be chosen in order to reduce the setback impact.
- A site inspection was set for April 2, 2022 at the property.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 9:07

Lori Taglairino

Respectfully submitted by Lori Taglairino, Board of Adjustment Secretary