

**HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
MAY 19, 2022
7:00 PM**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board Vice-Chair, Mr. Rosenbaum 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	Present	Mr. Newlin	Excused	Mr. Maselli	Present
Mr. Addonizio	Present	Ms. Sovolos	Present	Mr. Boyan	Excused
Mr. Rosenbaum	Present	Mr. Symonds	Excused	Mr. Flanagan	Excused

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

ADMINISTRATIVE

Mr. Rosenbaum announced the following scheduling & procedural matters:

<u>Application BOA# 16-21</u>	Ronald & Judith Preiss 110 Village Road, B15/L10.03, R-1 Zone (Carried until the June 16, 2022 Meeting)
<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# 02-22</u>	Daniel Cotter & Caren Khoo carried 566 Tempe Wick, B34/L8, R-R Zone (Carried until the June 16, 2022 Meeting)

MINUTES

March 31, 2022 Minutes & April 21, 2022

Ms. Sovolos made a motion to approve the March 31, 2022 minutes as written. It was seconded by Mr. Maselli. On a voice vote all were in favor of approving the minutes.

Mr. Maselli made a motion to approve the April 21, 2022 minutes as written. It was seconded by Mr. Maselli. On a voice vote all eligible members were in favor of approving the minutes.

RESOLUTIONS

Application BOA# 03-22

James Weichert

72 Woodland Road, Block 13/L 1.01, R-R Zone

Ms. Sovolos made a motion to adopt Resolution BOA #03-22 Weichert. The motion was seconded by Mr. Maselli. The vote went as follows:

For: Maselli, Newlin, Sovolos, Rosenbaum.

Against: None

NEW BUSINESS

Application BOA# 01-22

Jason and Debra Fowler

66 Anthony Wayne Road, B26.01/L21, R-1 Zone

Applicant is requesting variance relief for a side setbacks and as per N.J.S.A.40:55D-70(c)

Fred Zelley Attorney

Jason Fowler, Owner

Richard Schommer, Engineer

Edward Heinle, Architect

Mr. Hall swore in Mr. Heinle, Mr. Schommer and Mr. Fowler.

- Mr. Schommer presented the existing plans of the property dated March 25, 2022
- Mr. Schommer noted the building box on the plans and the existing structures on the plan.
- Mr. Schommer noted the proposed additions to the dwelling.
- The existing home is sides are outside of the building envelope.
- There is a proposed new front porch and AC unit.
- The house is currently has a setback of 71 feet with a proposed 73 foot setback for the new construction.
- Mr. Schommer noted that the hot tub is relocating to behind the garage along with a pergola, raised patio and AC unit.
- Mr. Schommer noted the lot coverage and building coverage and front setback will conform.
- Mr. Cammarata asked about the reconfiguration of the driveway.
- There was a discussion about grade.
- Mr. Heinle presented 5 photographs of the existing Dutch Colonial home.
- Mr. Heinle noted that the addition would contain a new master suite, a new attached garage with 3 bays, rear a recycling, space with 2 new bedrooms on the second floor above.
- Mr. Heinle presented the proposed floor plans and elevations.
- The façade proposed is cedar shingle and shiplap with an asphalt roof.
- Mr. Fowler discussed the need for more space with his growing family.

Mr. Cammarata made a motion to approve the application. The motion was seconded by Mr. Maselli. A roll call vote went as follows:

For: Cammarata, Maselli, Rosenbaum and Addonizio.

Against: Sovolos

There was a break from 8:39 to 8:44

The roll upon return went as follows:

Present: Sovolos, Cammarata, Maselli, Rosenbaum and Addonizio.

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)

Presenting:

Nicole Magdziak, Attorney

Pat Burke, Architect

Ryan Smith, Engineer

Mr. Kunal Singh, Owner

Mr. Singh, Mr. Burke and Mr. Smith sworn in for testimony

- Ms. Magdziak presented proposed plans for an addition to a historic home.
- Ms. Magdziak is a non-conforming 10.7% lot and reduce to 9.7% with all of the additions.
- Ms. Magdziak noted the Board reserves the right to exclude the barn from building coverage in accordance with the ordinance 225-112(C)4 as the structure impacts character of the streetscape and does contribute to rural character.
- Ms. Magdziak noted the barn, built in 1910 was moved from Chester and that there was an existing 850 sq. ft. apartment in the structure when it was moved. She also noted the pre-existing condition of the apartment pre-dated the accessory dwelling ordinance.
- Mr. Burke presented Exhibit A-1, a photo of the dwelling with the pool.
- Mr. Singh noted his love of the house. He noted that Mr. Burke senior had helped restore the house originally in 1961.
- Mr. Singh presented documents that explained the history of the house.
- Mr. Burke presented architectural plans for the proposed dwelling additions.
- Mr. Burke noted that the changes to the roof were made in direct response to HPC and the massing suggestions they included in their report.
- Mr. Burke noted the garage is shown on the HPC plans would be fully compliant with no if the Board chooses not to include the barn as per 225-122 (C)4.

- Mr. Burke noted the 2 car garage is still under consideration with no apartment and that presently the barn serves as a garage.
- Mr. Smith presented plans for the existing conditions on the property.
- Mr. Smith noted the lean-to on the rear will be removed along with some of the patio due to its proximity to the septic field.
- Mr. Smith noted that the some of the driveway will be removed and the driveway reconfigured.
- Mr. Smith noted the septic was established for the barn apartment.
- Mr. Smith noted the environmental constraints on the property. GP8 Permit is filed with the DEP for approval for 11 feet.

The application will be carried until the June 16, 2022 meeting no further notice.

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).

Presenting:

Amanda Wolfe, Attorney

Richard Schommer, Engineer

Eliza Murphy, Owner

John Haeberle, Architect

Mr. Hall swore in Richard Schommer, Eliza Murphy, and John Haeberle.

- Ms. Wolfe presented the existing and proposed plans for the property.
- Mr. Schommer presented existing conditions on the 51 acre Murphy property.
- Mr. Schommer noted the property is in the R-2 and R-1 split zone with the house in the R-2 Zone.
- Mr. Schommer noted all of the structures on the property and he also noted they are seeking variances for unpermitted structures.
- Mr. Schommer noted that the applicants wish to renovate the principal dwelling and are requesting relief for a front yard setback for a porch.
- Mr. Schommer noted that building number 53 is seeking a temporary variance while the main house is under renovation. Number 53 would cease to be a dwelling be used as a farm building.
- Mr. Schommer noted the applicants are in the process of obtaining DEP approvals.
- Mr. Schommer noted that building number #51 is accessory residence and no change is proposed.
- Mr. Schommer noted that the height and grading were to be re-examined.

A Site Inspection was schedule for June 2, 2022 at 6:00pm. The application was carried until the site inspection with no further notice.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Rosenbaum adjourned the meeting at 10:35

Lori Taglairino

Respectfully submitted by Lori Taglairino, Board of Adjustment Secretary