

**PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**APRIL 23, 2018**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Planning Board Chair, Peter Saulnier, called the meeting to order at 7:31 and announced that adequate notice of this meeting had been made to the Daily Record and Observer Tribune. Notice was posted on the bulletin board in the Township Hall on Blue Mill Road in Harding, New Jersey, and filed with the Township Clerk.

**REGULAR MEETING**

**ROLL CALL**

The roll was called by Ms. Taglairino. The following were present:

Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Mr. Hall, the Board Attorney, Paul Fox, the Board Engineer and Lori Taglairino, the Board Secretary were also present.

**MINUTES**

A motion was made by Mr. Jones to approve the March 26, 2018 minutes as written. It was seconded by Mr. Edgar. On a voice vote all eligible members were in favor of approving the March 26, 2018 minutes.

**RESOLUTIONS**

Resolution PB # 04-2108                      Appointment of the Planner to the Planning Board

Mr. dePoortere made a motion to approve the Resolution to appoint McKinley Mertz from the firm of Heyer, Gruel & Associates as Planner to the Planning Board. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None

Resolution PB #05-2018                      Do Not Exceed Limit for the Planner

Mr. Edgar made motion to approve the Resolution for the "Do Not Exceed Limit" for the Planner. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None

**NEW BUSINESS**

Application PB# 01-18

David and Lisa Welsh  
10 Griffin Lane, B 7, L 1.02, RR Zone  
Conditional use approval to install a full bathroom and kitchen area in the accessory structure.

Presenting:  
Thomas Malman, Attorney  
David Welsh, Owner

Mr. Welsh was sworn in for testimony.

- Mr. Malman noted that the proposed accessory structure meets the conditional use requirements.
- Mr. Fox went over his completeness report for waivers.

Mr. Dietz made a motion to deem the application complete with the waivers as noted by Mr. Fox. It was seconded by Mr. Saulnier. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None

- Mr. Malman noted that the application is for a proposed music studio for the applicant.
- Mr. Malman noted that the structure and the proposed changes comply with the ordinances.
- Mr. Dietz and Mr. Fox asked about the height and the septic approval for the application.

Mr. Dietz made a motion to approve the application subject to clarifying the height and receiving Board of Health approvals. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None.

## **ADMINISTRATIVE REPORTS**

### Ordinance Review

- Mr. Saulnier addressed Memorandum from Paul Fox amending the existing definition of the ½ story definition in the Code and the need for correction and clarity.
- Mr. Fox gave an explanation of the changes proposed.

Mr. Dietz made a motion to approve the changes. It was seconded by Mr. Chipperson. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None.

A memorandum will be sent to the Administrator noting the approval of the proposed change to the ordinance.

- Mr. Saulnier addressed the proposed ordinance change to Zoning Permit Requirements.

- Mr. Fox explained the genesis and the benefit of this change to the Board is to be sure that all of the requirements of the zoning are met with each project that goes before the BOA and PB.

Mr. dePoortere made a motion to recommend the proposed changes to the Zoning Requirement Ordinance. It was seconded by Mr. Dietz. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Dietz and Mr. dePoortere.

Against: None.

A memorandum will be sent to the Administrator recommending the proposed change to the ordinance.

### **ORDINANCE REVIEW**

- Mr. Saulnier suggested that Paul Fox and McKinley Mertz review the 0 setbacks for decks at Harding Green and draft verbiage that would address the issue.
- Mr. Saulnier addressed the possible setback changes for playsets and small accessory structures. Mr. Hall noted that residents will come in for a variance and the survey will indicate a shed or playset that exists on the property in the setbacks that did not receive a prior variance. There was a lengthy discussion and the Board was not in favor of changing the setback requirements. Mr. Hall will inform the BOA of this discussion.
- There was a lengthy discussion regarding 225-122 C(4) with regards to the exclusion from the calculations of building area for certain accessory structures. Mr. Saulnier noted that more information was needed to address this issue. He suggested that this should be discussed by the ARC Subcommittee.

### **SUBCOMMITTEE UPDATES**

#### **Advisory Review**

- No report.

#### **Water and Environmental**

- No report.

#### **Development Review**

- No report.

### **LIAISON REPORTS**

#### **Board of Adjustment**

- Mr. Hall reported that they approved an application for a portico at Mt. Kemble Lake.
- Mr. Hall reported that after deliberations the application for S.Y.A.S is considering revising plans and will advise by June.

#### **Environmental Commission**

- In the absence of Mr. Clew, it was noted on record that the Annual Roadside Cleanup took place on April 21th.
- Mr. Bjorkedal noted that they gave away 500 saplings.

#### HOST

- Mr. Dietz reported that there was a discussion of the Open Space Tax.
- Mr. Dietz noted that there is renovations that will be taking place on the Gate House property.

#### Historic Preservation Commission

- Mr. dePoortere reported that they had a revisit from the Grady's regarding their mother in law apartment renovation.
- Mr. dePoortere noted they reviewed proposed plans for a new construction at 6 Village Road.

#### CPAC

- Mr. dePoortere reported that the Fishing Derby was a success.

#### Township Committee

- Mr. Modi reported there was no vote was taken on the Open Space Tax.
- Mr. Modi noted there was an Ordinance to approve the acquisition of the Culbertson property.

#### **OLD BUSINESS**

Application PB# 02-17/4-10      GHK Realty II and GHK Realty III, LLC  
655 & 665 Spring Valley Road, B4/L 21&21.01  
**(No action, incomplete)**

#### **OTHER BUSINESS**

Ms. Taglairino noted that the Open Space data will go to the Planner for review.  
Master Plan Hearing on Proposed Amendments to Open Space Tables  
**(Carried until the May 21, 2018 meeting.)**

#### **ADJOURNMENT**

The meeting was adjourned at 9:25

Respectfully Submitted by

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Lori Taglairino, Planning Board Secretary