

PLANNING BOARD MINUTES
REGULAR MEETING
JUNE 25, 2018

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Planning Board Chair, Peter Saulnier, called the meeting to order at 7:32 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. Jones, Mr. Chipperson, Ms. Claytor, Mr. Bjorkedal, Mr. Clew, Mr. Dietz, Mr. Schleifer and Mr. dePoortere.

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

MINUTES

A motion was made by Mr. Jones to approve the May 21, 2018 minutes as written. It was seconded by Mr. Clew. On a voice vote all eligible members were in favor of approving the May 21, 2018 minutes.

RESOLUTIONS

None

NEW BUSINESS

TC-Ordinance 13-2018 Small Cell Equipment"

Presenting:

Mr. Ed Purcell, Special Counsel for Harding Township

- Mr. Purcell stated that the purpose of this resolution was to provide right-of-way protection with the onset of the new node technology. He explained that having this resolution would provide order and structure to handle potential future applications.
- Mr. Purcell noted that the nodes on poles are accompanied by separate cabinet power sources.
- Mr. Purcell notes that the Master License is for a 25 year term.
- Mr. Purcell stated that any new pole requested would require a D-1 variance.
- Mr. Purcell reported that there was a one hundred fifty foot distance proposed between poles.
- Mr. Purcell stated that the residential zones would be excluded.
- There was a vigorous discussion regarding the points of the ordinance.

Mr. Clew made a motion finding that ordinance TC-13-2018 is inconsistent with the Master Plan for the following reasons:

1. The PL Zone (Public Land) should be excluded as well as the residential zones.
2. The increased presence of poles and wires will negatively impact the rural character and streetscape and there should be an increased required distance between the poles.

The motion was seconded by Mr. Saulnier. A roll call vote went as follows:

For: Mr. Clew, Mr. dePoortere, Mr. Dietz, Mr. Jones, Mr. Schleifer, Ms. Claytor, Mr. Saulnier, Mr. Chipperson and Mr. Bjorkedal.

Against: None.

The Planning Board made further recommendations to the Township Committee. Those suggestions included:

1. Include the provision that the cell equipment provides backup power for the public good in emergency situations.
2. Limit the term of the Master License to a ten year term because of possible obsolescence.

A memorandum will be sent to the Administrator noting the Board's decision and recommendations. The memorandum is appended to the minutes.

TC-6-2018 TH-1 Zone

Mr. Clew made a motion finding the ordinance TC-11-2018 is inconsistent with the Master Plan for the following reason:

1. The proposed Ordinance was inconsistent with the Master Plan, because the proposed TH-1 Zone would allow for greatly increased density of development and bulk, which is inconsistent with the goals of the Master Plan.

It was seconded by Mr. Dietz. A roll call vote went as follows:

For: Mr. Clew, Mr. dePoortere, Mr. Dietz, Mr. Jones, Mr. Schleifer, Ms. Claytor, Mr. Saulnier, Mr. Chipperson and Mr. Bjorkedal.

Against: None.

A memorandum will be sent to the Administrator noting the Board's decision. A copy of the memorandum is appended to the minutes.

ADMINISTRATIVE REPORTS

SUBCOMMITTEE UPDATES

Advisory Review

No report.

Water and Environmental

No report.

Development Review

No report.

LIAISON REPORTS

Board of Adjustment

- Mr. Schleifer reported that the BOA requested a Resolution with conditions before voting on the Simon Subdivision.
- Mr. Schleifer reported that there two Site Inspections set for 37 Long Hill Road and for 11 Holly Hill Road for June 26. 2018.
- Mr. Schleifer reported that there was an application for 6 Village Road seeking a variance for Floor Area Ratio (FAR).
- Mr. Schleifer noted that the SYAS application is revising plans and will re-notice for the August meeting.

Environmental Commission

- Mr. Clew noted that the EC met and reviewed the hunting policy. The public gave recommendations to follow the state rules more closely and to simplify the permit process.

HOST

- Mr. Dietz reported that HOST discussed management plans and bonds.

Historic Preservation Commission

- Mr. dePoortere reported that the HPC had a schedule site inspection for a Demolition Delay for 37 Long Hill Road.

CPAC

- Mr. dePoortere noted that the Memorial Day Parade was a great success.

Township Committee

- Mr. Jones reported that the TC introduced the two ordinances discussed by the Board.
- Mr. Jones noted that the TC is discussing the potential impacts of the state legalization of marijuana.

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

There was a discussion about the Memorandum from the HPC regarding Floor Area Ratio. This topic will be further addressed by the Planner and discussed at the next meeting.

Mr. Hall noted that there will be a seminar to satisfy the Municipal Excess Liability Insurance requirements.

Master Plan Hearing on Proposed Amendments to Open Space Tables
(Carried until the July 19, 2018 meeting.)

ADJOURNMENT

The meeting was adjourned at 10:15

Respectfully Submitted by

Lori Taglairino, Planning Board Secretary

Memorandum

To: Harding Township Committee

From: The Planning Board

Date: June 26, 2018

Re: TC Ordinance 13-2018, "Small Cell Equipment"

The Planning Board met and reviewed the proposed "Small Cell Equipment" Ordinance at the June 25, 2018, Planning Board meeting. The Planning Board was unanimous in its determination that the proposed Ordinance was inconsistent with the Master Plan for the following reasons:

1. The PL Zone (Public Land) are not included together with the residential zones as being excluded from the Ordinance.
2. The increased presence of poles, wires and ancillary equipment will negatively impact the rural character and streetscape.

The Planning Board separately agreed upon the following recommendations for the Township Committee to consider as modifications to the draft Ordinance:

1. Include the PL Zone together with the residential zones as being excluded from the Ordinance.
2. Increase the required distance between poles and ancillary equipment
3. Require that backup power be supplied for cellular equipment, as a public good for emergency situations.
4. Limit the term of the Master License to a ten-year to fifteen-year term due to the rapid obsolescence of telecommunications technology.

Memorandum

To: Harding Township Committee

From: The Planning Board

Date: June 26, 2018

Re: TC Ordinance 06-2018, "TH-1 Zone"

The Planning Board met and reviewed the proposed "TH-1 Zone" Ordinance at the June 25, 2018, Planning Board meeting. The Planning Board was unanimous in its determination that the proposed Ordinance was inconsistent with the Master Plan, because the proposed TH-1 Zone would allow for greatly increased density of development and bulk, which is inconsistent with the goals of the Master Plan.