

**PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**SEPTEMBER 24, 2018**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Planning Board Chair, Peter Saulnier, called the meeting to order at 7:30 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, Ms. Claytor, Mr. Clew, Mr. Dietz, Mr. Edgar, Mr., Bjorkedal and Mr. Chipperson.

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

**MINUTES**

A motion was made by Mr. Clew to approve the amended August 27, 2018 minutes with an amendment to the proposed TC Ordinance 15-2018 section. Mr. Jones seconded the motion. On a voice vote all eligible members were in favor of approving the amended minutes.

The September 15, Site Inspection Minutes will be reviewed at the October 22, 2018 meeting.

**RESOLUTIONS**

None

**ADMINISTRATIVE REPORTS**

Mr. Saulnier noted that Mr. Schleifer was recovering from an accident and offered a card to be sent from the Planning Board.

There was a review of the 2019 Planning Board Budget. A motion was made by Mr. Clew to approve the budget. It was seconded by Mr. dePoortere. On a voice vote all were in favor of approving the budget.

**OLD BUSINESS**

Application PB# 02-18

Andrew Boszhardt  
1 Great Oaks Road, B6/L7 & 7.01, RR Zone  
Minor Subdivision, and Lot Line Adjustment with setback variances and  
minimum frontage variance.

Presenting:  
Nicole Magdziak, Attorney  
Richard Schommer, Engineer

Mr. Bjorkedal recused himself for the application.

- Ms. Magdziak stated that the application is to adjust a lot line and then create an additional lot.
- Ms. Magdziak also noted that there are 3 variances being requested in conjunction with this application.
- Mr. Schommer presented Exhibit A-1, a revised plan showing lot line and variance options for the proposed subdivision. He noted that there is an existing road and that the applicant wants to move the lot line to keep the driveway on his property.
- Mr. Schommer presented Exhibits A-2, A-3 and A-4, photographs of the side patio for which the applicant is seeking a variance.
- There was a discussion regarding options for the driveway.
- There was a discussion regarding the setbacks for the patios.
- Mr. Schommer presented Exhibits A-5 and A-6, prior plans and survey of the property.
- Mr. Fox presented his Engineering Review Report.
- Ms. Mertz presented her Planner Report.
- The Board expressed their concerns for the variance for the frontage and for the patio setback.
- The Board expressed their concerns over the irregular configuration of lot 7.04 and the impact on the streetscape.

This application will continue at the October 22, 2018 meeting.

### **SUBCOMMITTEE UPDATES**

#### Advisory Review

No report.

#### Water and Environmental

No report.

#### Development Review

No report.

### **LIAISON REPORTS**

#### Board of Adjustment

- Mr. Hall reported that the application for SYAS returned with revised plans for four units.
- Mr. Hall reported that there is a complicated application for demolition and reconstruction of a dwelling while maintaining accessory dwellings on the property. This application includes several setback variance requests as well.
- Mr. Hall reported that there was an application for a residential generator.

Environmental Commission

- Mr. Clew extended an invitation to hear the results of the Flora and Fauna Study entitled “How to Measure Natural Land Health on September 26<sup>th</sup>.”

HOST

No report.

Historic Preservation Commission

- Mr. dePoortere reported that the HPC heard an application for the Boszhardt Subdivision
- Mr. dePoortere reported that the HPC review an application for 523 Vanbeuren Road.
- Mr. dePoortere noted that the HPC was moving ahead with the revision of the McCabe Report.

CPAC

- Mr. dePoortere reported that the parks are being prepared for the Fall.

Township Committee

No report.

**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)**

This application is still awaiting DEP approval. They need to refile when ready to be heard.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting was adjourned at 10:30

Respectfully Submitted by

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Lori Taglairino, Planning Board Secretary