

PLANNING BOARD MINUTES
REGULAR MEETING
OCTOBER 22, 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. Modi, Mr. Edgar, Mr., Bjorkedal and Mr. Chipperson.

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

Mayor Yates was in attendance for the Affordable Housing Presentation. As Mayor Designee, Mr. Modi recused himself to the audience during the presentation.

MINUTES

The Board reviewed the approved August 27, minutes for the requested amendment change.

A motion was made by Mr. Clew to approve the September 24, 2018 minutes with an amendment to the Boszhardt application. Mr. Edgar seconded the motion. On a voice vote all eligible members were in favor of approving the amended minutes.

A motion was made by Mr. Clew to approve the September 15, 2018 site inspection minutes. Mr. Jones seconded the motion. On a voice vote all eligible members were in favor of approving the amended minutes.

AFFORDABLE HOUSING PRESENTATION—Chris Yates

Mr. Yates gave a presentation about the Affordable Housing Settlement.

RESOLUTIONS

PB# -6-2018 Do Not Exceed Limits for Gary Hall, Board Attorney

Mr. Clew made a motion to approve increasing the Do Not Exceed Limit for Gary Hall's legal services. It was seconded by Mr. Saulnier. A roll call vote went as follows:

For: Mr. Clew, Mr. Modi, Mr. Edgar, Mr. Jones, Ms. Claytor, Mr. Saulnier and Mr. Chipperson.

Against: None.

ADMINISTRATIVE REPORTS

Mr. Saulnier noted that he attended the New Jersey Highlands Coalition Annual Initiative.

TC Ordinance 23-2018 Amending 225-5 Definition of a Half Story within the TH-1

There was a discussion regarding the amended ordinance definition of a half story.

Upon review the Board found that the amended ordinance is not inconsistent with the Master Plan. A motion was made by Mr. Edgar. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Clew, Mr. Modi, Mr. Edgar, Mr. Jones, Ms. Claytor, Mr. Saulnier and Mr. Chipperson.
Against: None.

A memo was sent to the Township Committee. The memo is appended to these minutes.

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:

Thomas Malman, Attorney

Richard Schommer, Engineer

Mr. Bjorkedal recused himself for the application.

- Mr. Malman presented a revised plan that addressed the concerns regarding the lot configuration of 7.04 and the driveway access for lot 7.01.
- Mr. Malman stated that the new plan utilizes the lot averaging ordinance 225-154 from the Township code to achieve a less irregular configuration.
- Mr. Schommer presented a color exhibit that showed the revised proposed plan.
- Mr. Schommer noted that an easement was required for the portion of the driveway to provide access between lot 7 and 7.01.
- Mr. Schommer proposed that lot 7.04 be lot averaged at 3.1 acres and that lot 7 at 12.2 acres.
- The applicant needs a variance for a setback for the existing shed.
- Mr. Fox presented his revised report for the subdivision.
- The Board requested an easement agreement for the driveway access and utilities.

A motion was made by Mr. Edgar to approve the subdivision with a variance for the shed until such time a building permit is issued for Lot 7.04. It was seconded by Mr. Chipperson. A roll call vote went as follows:

For: Mr. Clew, Mr. Modi, Mr. Edgar, Mr. Jones, Ms. Claytor, Mr. Saulnier and Mr. Chipperson.
Against: None.

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 the BOA approved an application on Van Beuren that involved demolition and reconstruction of a dwelling while maintaining accessory dwellings on the property.

Environmental Commission

- Mr. Clew noted that there was a presentation of the Flora and Fauna Study entitled "How to Measure Natural Land Health. He also noted that the presentation is on the website.

HOST

No report.

Historic Preservation Commission

- Ms. Claytor noted a new construction on Sheepfield Farms that would have visible impact on Lees Hill road from the rear of the dwelling.

CPAC

No report.

Township Committee

- Mr. Modi reported that there was a presentation regarding the trapping of Red Foxes.

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 9:15

Respectfully Submitted by

Lori Taglairino, Planning Board Secretary

Memorandum

To: Harding Township Committee

From: The Planning Board

Date: October 24, 2018

Re: TC Ordinance 23-2018 Amending 225-5 Definition of a Half Story within the TH-1

The Planning Board met and reviewed the proposed “Amended Definition of a Half Story within the TH-1 Zone” ordinance at the October 22, 2018, Planning Board meeting. The Board found by a unanimous determination that the amendment was not inconsistent with the Master Plan.