

**PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**JULY 22, 2019**

**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.

**ROLL CALL**—Ms. Taglairino

The roll was called. The following were present:

Mr. Modi, Mr. Jones, Mr. Dietz, Mr. Clew, Ms. Claytor, Mr. Bjorkedal, Mr. Saulnier, Mr. dePoortere and Mr. Newlin.

Mr. Hall, the Board Attorney, Mr. Fox, the Board Engineer, and Lori Taglairino, the Board Secretary were also present. Ms. Mertz, the Board Planner was available for the Master Plan portion of the meeting via speaker phone.

**REGULAR MEETING**

**MINUTES**

A motion was made by Mr. Clew to approve the May 20, 2019 minutes with 2 amendments. It was seconded by Mr. Newlin. On a voice vote all eligible members were in favor of approving the May 20, 2019 minutes.

**ADMINISTRATIVE REPORTS**

- Mr. Saulnier made a general comment about recent nationwide news regarding progressive movements that claim that zoning is too exclusionary.
- Mr. Saulnier engaged in a discussion regarding cluster development.

**MASTER PLAN PRESENTATION**

Ms. Mertz gave a presentation on the process and elements for preparing a Master Plan Reexamination.

There was a discussion as to what would be included and input from the Planning Board as to the process and timeline of the project. The Board requested that a timeline be created so the Board can plan accordingly.

**Advisory Review**

- Mr. Clew noted that the ARC met on July 22<sup>nd</sup> and discussed a new restaurant opening in the B-1 zone. He noted that the discussion included signage, seating and hours of operation.

- Mr. Clew reported that there was a discussion about the B-2 Zone and the prior study done for this zone.

#### Water and Environmental

- No report.

#### Development Review

- No report.

### **LIAISON REPORTS**

#### Board of Adjustment

- Mr. Newlin reported that there is an ongoing application for a Verizon Cell Tower at 8 Millbrook Road before the Board.
- Mr. Newlin noted that the BOA will be discussing the annual report.
- Mr. Newlin showed the Board renderings of an approved FAR application on Mt. Kemble Ave.
- Mr. Newlin reported that the BOA approved an application on Hunter Drive. He noted that there were many revisions and reductions to this plan before it received approval.
- Mr. Newlin noted an ongoing application for new cellular antennae at the firehouse.
- Mr. Newlin noted an ongoing application along Van Beuren Road.
- Mr. Newlin reported that a new application on Sand Spring Road will have a scheduled site inspection in August.

#### Environmental Commission

- Mr. Clew noted that the Environmental Commission met in June and discussed the hunting policy, and stewardship.
- Mr. Clew also noted that there will be a guest speaker to discuss recycling at the August meeting.

#### HOST

- Mr. Dietz reported that HOST is doing a review of the Township Open Space property for management plans.
- Mr. Dietz noted that there was a discussion about markers for the Open Space properties to discourage infringement.
- Mr. Dietz also reported that HOST was discussing a possible walking trail for the Dear property.

#### Historic Preservation Commission

- Mr. dePoortere reported that there were two applications heard at the HPC.

#### CPAC

- Mr. dePoortere reported that Memorial Park looked great for the holiday festivities.

#### Township Committee

- Mr. Modi reported that there was a discussion regarding the Dickson's Mill Bridge.

### **NEW BUSINESS**

There was a preliminary discussion about the 2020 Planning Board budget. A budget will be presented at the August meeting.

### **ADJOURNMENT**

The meeting was adjourned at 10:20

Respectfully Submitted by

---

Lori Taglairino, Planning Board Secretary