

PLANNING BOARD MINUTES
REGULAR MEETING
DECEMBER 16, 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. Clew, Mr. Bjorkedal, Mr. Jones, Mr. Dietz, Mr. Modi, Mr. Saulnier, Mr. Chipperson, Mr. Edgar, MS. Claytor, and Mr. Newlin.

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

REGULAR MEETING

MINUTES

A motion was made by Mr. Dietz to approve the October 27, 2019 minutes. It was seconded by Mr. Jones. On a voice vote all eligible members were in favor of approving the October 27, 2019 minutes.

COMPLETENESS

Application PB# 02-19

Mark Rolland & Kevin Roberts
33 Long Hill Road, B17/L41.01 RR Zone
Applicant is seeking a minor site plan approval for a conditional accessory residence and variance relief for lot coverage per NJ40:55D-70c.

Presenting:

Roger Mehner, Attorney
Keith Holling, Architect
Thomas Graham, Engineer
David Karlebach, Planner
Mark Rolland, Owner

Board member, Mr. Bjorkedal recused himself.

Mr. Holling, Mr. Thomas, Mr. Karlebach and Mr. Rolland were sworn in for testimony.

- Mr. Mehner noted that completeness needed to be determined for the application.

- Mr. Graham discussed the status of the septic and DEP approvals for the application.
- Mr. Fox stated they could request waivers for completeness.
- Mr. Hall discussed the criteria for an accessory residence on a property.

Mr. Clew made a motion to deem the application complete with conditional waivers for the septic and DEP approvals. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Chipperson, Mr. Clew, Mr. Dietz, Mr. Edgar, Mr. Jones, Mr. Modi, Mr. Newlin, and Mr. Saulnier

Against: None.

- Mr. Rolland presented testimony that the dwelling was intended to be used as a single family dwelling with a single entrance and no walls or doors in between the two wings of the structure.
- Mr. Mehner noted that the applicant would be amenable to deed restrict the home as a single family home.
- Mr. Holling presented Exhibit A-1, a rendering of the existing site plan. He noted the existing structures on the property.
- Mr. Holling presented Exhibit A-2, a colorized rendering of the existing conditions and proposed areas for additions and changes on the site plan.
- Mr. Holling presented Exhibits A-3-A-5, photos of the property, existing structures and views as well as an aerial view of the property.
- Mr. Holling presented the proposed layout and proposed uses of the planned renovations.
- Mr. Holling discussed the proposed accessory residence and the proposed function of that structure.
- Mr. Holling discussed the driveway renovation with a 24 ft. width. The applicant is seeking 12.5% lot coverage where 11.75 currently exists and 10% is allowed.
- Mr. Karlebach testified about the single-family use of the home.
- The Board discussed the driveway coverage and storm water management and the utility meters.

A Site inspection was set for January 11th at 1:00pm with and inclement weather date of January 12th at 1:00pm.

Advisory Review

- Mr. Clew reported that the ARC met to discuss work and follow-up on the Master Plan. He reported that a full draft will be available by January 17, 2020 for the PB to review. He also noted that a new timeline will be drafted for the Open Space Element.

Water and Environmental

- Mr. Chipperson noted that a notice will be published in the Thumbnail correcting a resident claim made at a prior Planning Board meeting. A claim was made that water was not being tested at township restaurants. Testing is done and it is done by the State.

Development Review

- No meeting.

LIAISON REPORTS

Board of Adjustment

- Mr. Newlin noted the application for a Verizon Cell Tower at 8 Millbrook Road is ongoing and that they are reviewing an alternate site.
- Mr. Newlin noted an application on Baxter Farm Road was approved with variations to the originally submitted proposal.
- Mr. Newlin reported that there was a discussion regarding the Master Plan.

Environmental Commission

- Mr. Clew also noted that the EC hosted a guest speaker on November 20, 2019.
- Mr. Clew noted that the EC was working on recommendations for the Master Plan Reexamination.

HOST

- Mr. Dietz reported that HOST discussed and was preparing a Memo for the Master Plan Reexamination.

Historic Preservation Commission

- Ms. Claytor noted that they heard an application on Meyersville Road that will be going to the BOA for a variance.
- Ms. Claytor noted that the HPC is preparing a Memo for the Master Plan Reexamination.

CPAC

- No Report.

Township Committee

- Mr. Modi reported that the township hired a new police officer.
- Mr. Modi reported that two officers were presented an award for their life saving efforts.
- Mr. Modi reported that the TC had a second reading on an ordinance for the sale of the Farm.
- Mr. Jones noted that the Redevelopment plan has been extended 90 days by the court and the Special Master.

ADJOURNMENT

The meeting was adjourned at 10:30

Respectfully Submitted by

Lori Taglairino, Planning Board Secretary
