

**PLANNING BOARD MINUTES**  
**REORGANIZATION AND REGULAR MEETING**  
**JANUARY 27, 2020**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**--Mr. Hall

**ADEQUATE NOTICE** of this meeting of the Harding Township Planning Board was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, and filed with the Clerk's Office, located in the Township Hall located at 21 Blue Mill Road, New Vernon, NJ. Notice indicated that formal action may be taken.

**REORGANIZATION**—Mr. Hall

The following appointments were made to the Planning Board:

Dev Modi	Mayor's Designee (Voting I)	1 year term ending 12/31/20
Tim Jones	TC Member (Voting III)	1 year term ending 12/31/20
David Chipperson	Class IV	4 year term ending 12/31/23
Gwenn Claytor	Alternate #2	2 year term ending 12/31/21

Gary Hall swore in the appointees.

**ROLL CALL**—Ms. Taglairino

The roll was called. The following were present:

Mr. Dietz, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Mr. Clew, , Mr. Bjorkedal, Mr. dePoortere, Mr. Newlin and Mr. Saulnier.

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

**Election of a Chairman**—Mr. Hall

Mr. Clew made a motion to nominate Mr. Saulnier as Chairman. It was seconded by Mr. Edgar. On a voice vote all were in favor of electing Mr. Saulnier as Chairman.

Mr. Saulnier made a motion to nominate Mr. Clew as Vice Chair. It was seconded by dePoortere. On a voice vote all were in favor of electing Mr. Clew as Vice Chair.

The meeting was turned over to Mr. Saulnier

**Resolution PB # 01-2020 to Provide Professional Services**—Mr. Saulnier

Resolution PB #01-2020 proposed the service of the following professionals for the Planning Board: Gary Hall, Esq., of the firm of McCarter and English, Attorney as Counsel, Paul Fox, of the firm of Apgar Associates, as Engineering Consultant and McKinley Mertz of the firm of Heyer Gruel and Associates.

Mr. Clew made a motion to approve Resolution PB #01-2020. It was seconded by Mr. dePoortere. On a voice vote all were in favor of appointing the professionals to the Board.

Ms. Mertz and Mr. Fox were sworn in.

#### Resolution PB #02-2020 Meeting Dates

Mr. Jones made a motion to approve the meeting dates for 2020. It was seconded by Mr. Dietz. On a voice vote all were in favor of the scheduled 2020 meeting dates.

#### Resolution PB # 03-2020 for “Do Not to Exceed Limits” for the Professionals

A motion was made by Mr. Jones to approve Resolution PB#03-2020. It was seconded by Mr. Edgar. On a voice vote all were in favor of approving the Do Not Exceed Limits for the Professionals.

#### Resolution PB #04-2020 for “Do Not Exceed Limit for Gary Hall for 2010”

A motion was made by Mr. Jones to approve Resolution PB#04-2020. It was seconded by Mr. Dietz. On a voice vote all were in favor of approving the Do Not Exceed Limits for the Gary Hall for 2019.

### **REGULAR MEETING**

#### **MINUTES**

A motion was made by Mr. Clew to approve the December 16, 2019 minutes with two grammatical changes. It was seconded by Mr. Jones. On a voice vote all eligible members were in favor of approving the December 16, 2019 minutes with amendments.

#### **ADMINISTRATIVE REPORTS**

- Mr. Saulnier noted that he would address the Master Plan after hearing the present application.
- Mr. Saulnier noted the article regarding Affordable Housing in Englewood Cliffs.

#### **OLD BUSINESS**

##### 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  
Tom Graham, Engineer  
Keith Holling, Architect

Mr. Bjorkedal recused himself.

- Mr. Mehner noted that there were some revisions to the plans based on the comments from the Site Inspection.
- Mr. Mehner stated that they addressed a reduction in lot coverage, a reduction in tree removal and changes to the roof.
- Mr. Holling presented Exhibit A-6, a colorized partial site plan dated 1/27/20, showing reduced coverage and a change in coverage to impermeable pavers.
- Mr. Graham addressed the lot coverage numbers. He noted the areas on the Exhibit where there were reductions and additions in coverage.

- Mr. Graham noted that the applicant was proposing to relocate the guest house and septic area.
- Mr. Graham noted that applicant reduced the driveway width from 24 feet wide to 16 feet wide with a 30 foot fire lane.
- Mr. Graham noted that the pathway to the guest house would be grass.
- Mr. Holling noted that the application seeks to build seven cupolas on the roof not to exceed 35 feet in height.
- Mr. Holling presented Exhibit A-7, a plan of the proposed roof and cupolas.
- Mr. Holling presented Exhibit A-8, an enlarged elevation of the barn section showing the interior of the cupolas.
- Mr. Graham presented Exhibit A-9, a firetruck turning plan.
- Mr. Graham presented Exhibit A-10, a tree removal plan.
- Mr. Graham presented Exhibits A-11-A-14, examples of pavers.
- Mr. Graham proposed the use of dry wells for storm water management.
- The board requested to have revised plans and a revised zoning table for the next meeting.

The application was carried until the February 24, 2020 meeting with no further notice.

### **SUBCOMMITTEE UPDATES**

#### Advisory Review

- No report.

#### Water and Environmental

- No report.

#### Development Review

- No report.

### **LIAISON REPORTS**

#### Board of Adjustment

- Mr. Newlin had no report.

#### Environmental Commission

- Mr. Clew noted that the Environmental Commission worked on the Master Plan Reexamination.

#### HOST

- Mr. Dietz noted that HOST discussed stewardship plans and implementations

#### Historic Preservation Commission

- Mr. dePoortere reported that the McCabe group will be present for the February 6, 2020 meeting to discuss revisions to the McCabe report.

#### CPAC

- Mr. dePoortere noted that CPAC is working on their year schedule.

### **TOWNSHIP COMMITTEE**

- Mr. Modi reported that the TC discussed Redevelopment Conditional Redesignation and escrow agreement.

### **NEW BUSINESS**

### **OTHER BUSINESS**

Ms. Mertz outlined the Master Plan Reexamination report. There was a discussion regarding the remaining timeline. It was requested that any comments about the report be directed to Ms. Mertz or Ms., Taglairino by February 14, 2020.

### **ADJOURNMENT**

The meeting was adjourned at 10:45

Respectfully Submitted by

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Lori Taglairino, Planning Board Secretary