

**HARDING TOWNSHIP
PLANNING BOARD MINUTES
FEBRUARY 24, 2020**

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. 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. Jones to approve the January 27, 2020 minutes with a grammatical correction on page 3. It was seconded by Mr. Clew. On a voice vote all eligible members were in favor of approving the January 27, 2020 minutes.

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
Keith Holling, Architect
Thomas Graham, Engineer
David Karlebach, Planner

- Mr. Mehner presented the revised proposed plans and addressed the comments from the prior meetings.

- Mr. Holling presented the data for the energy reduction for the cupolas.
- The applicant will need two extra variances for the cupolas.
- Mr. Graham presented the change in coverage by using the pervious grass pavers.
- Mr. Fox verified the list of items from his Second Technical Review letter and found the current plans to have addressed those matters.
- Mr. Fox requested revised plans for grading.
- Mr. Karlebach spoke to the positive and negative criteria regarding coverage and fire safety and energy reduction.
- There was a discussion regarding the Right of Way Access and making sure all the proper approvals were met.

Mr. Clew made a motion to grant the variances and conditional use for application PB# 02-19 Rolland and Roberts. The motion included a condition for a deed restriction using this property only as a single family home. It was seconded by Mr. Dietz. A roll call vote went as follows:

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

Against: None

Application PB# 01-20

Thomas Calcagni

24 Miller Road, B13/L7.01 RR Zone

Applicant is seeking a Special Flood Hazard Permit

Presenting:

David Fantina, Engineer

Tom Vierschilling, Architect

Mr. Fantina and Mr. Vierschilling were sworn in for testimony.

Mr. Fox deemed the application complete.

- Mr. Fantina noted that the property received DEP approval for the proposed addition.
- Mr. Fantina noted that the zoning for the proposed project conforms to the Township Code.
- Mr. Vierschilling testified to the special vents that would be required.

Mr. Clew made a motion to approve the PB# 01-20 Calcagni SFHP. It was seconded by Mr. Dietz. A roll call vote went as follows:

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

Against: None

MASTER PLAN REEXAMINATION

- Ms. Mertz presented the draft Master Plan Reexamination Plan for final review and comments.
- There were discussions that included but were not limited to Conservation, Historic Preservation, B-2 Zone changes and circulation.

- The hearing will be at the March 23, 2020 meeting.

Advisory Review

- No report.

Water and Environmental

- No report.

Development Review

- No meeting.

LIAISON REPORTS

Board of Adjustment

- Mr. Newlin noted there was an approval for an application on Spring Valley Road.
- Mr. Newlin noted an application from CPNJ for a setback that was approved

Environmental Commission

- Mr. Clew also reported that the Roadside Cleanup will take place on April 25th and that the Harding Land Trust will be giving out saplings that day as well.
- Mr. Clew noted that the EC was working with the school on program for the kids to plant trees.
- Mr. Clew reported that they were working on their guest speaker series.

HOST

- No report.

Historic Preservation Commission

- Ms. Claytor reported that Mr. McCabe was present for the HPC meeting to discuss the McCabe report update.

CPAC

- No Report.

Township Committee

- Mr. Modi reported there was an introduction of an ordinance to purchase Open Space on Van Beuren Road.

- Mr. Modi noted that Lou Lanzerotti was awarded the Hesna Pfeiffer Civic Association Award.

OTHER BUSINESS

There was a discussion about the Morris County Survey. Comments will be submitted to the Board Secretary in preparation of the March meeting.

ADJOURNMENT

The meeting was adjourned at 10:55.

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary
