

**HARDING TOWNSHIP
PLANNING BOARD MINUTES
JUNE 22, 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 Township web page and 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, Mr. Bjorkedal, Mr. dePoortere 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 February 24, 2020 minutes as written. It was seconded by Mr. Clew. On a voice vote all eligible members were in favor of approving the February 24, 2020 minutes. Mr. Modi abstained.

The April minutes were tabled until the July meeting.

NEW BUSINESS

Application PB # 02-20

529 Waterfront Properties, LLC

579 Van Beuren Road, B5L5, RR-Zone

Applicant seeking a 3 lot subdivision with 3 bulk variances.

Presenting:

Thomas Malman-Attorney

Richard Schommer-Engineer

Mr. Fox presented the Completeness Review for the application.

- Mr. Fox addressed the completeness issues that were outstanding at the time of his memo from June 11, 2020. The first was the Board of Health which has since been addressed.

- Mr. Fox noted that the request for aerial photos as an outstanding item has been submitted.
- Mr. Fox noted one item that came to his attention after the draft of the memo. Labeling of the historic district needs to be corrected on sheet 1 of the plans from Municipal Extension Historic District to National Historic District.
- Mr. Fox noted that the application can be deemed complete subject to the applicant correcting the label.

Mr. Saulnier made a motion to deem the application complete. It was seconded by Mr. Newlin. A roll call vote went as follows:

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

Against: None

Mr. Hall swore in Mr. Schommer for testimony.

- Mr. Malman presented plans for a proposed 3 lot subdivision at Block 5, Lot 5.
- Mr. Malman noted that there were variances associated with this application.
- Mr. Schommer presented plans for a 3 lot subdivision with an existing dwelling on the back of the property and an existing driveway that serves that property. He noted the location of the pool and pool house in front of the mansion that require variances.
- Mr. Schommer noted that there would be a flag lot for the new lots, 5.01 and 5.02.
- Mr. Schommer noted that the back lot would be approximately 8 acres and the other 2 lots would be approximately 5 acre each.
- Mr. Schommer stated that they are proposing to use the existing driveway.
- Mr. Schommer noted proposed landscape screening between the properties.
- Mr. Schommer noted a description of the existing surrounding properties.
- Mr. Schommer noted that lot 6.03 is a private road lot that was created to provide road frontage to lot 6.02. He also noted that lot 6.02 has an access easement over Block 5 Lot 8.
- Mr. Dietz suggested modifying the application to avoid variances.
- Mr. Schommer noted that there are no Bridle trails on this property.
- Mr. Jones requested that the paper road be staked out.

Public Questions

Ms. Neeta Khubani from 584 Van Beuren Road expressed concerns about run off.

Mr. Mark Stevens representing Mr. & Mrs. Gargiulo questioned Mr. Malman regarding lot 6.03 and the history of flag lots in the Township. He also asked about the proposed utility easement.

A Site Inspection was set for July 11, 2020 for 9:00am and 10:00am to allow for social distancing.

SUBCOMMITTEE REPORTS

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 51 Fox Hunt Road.
- Mr. Newlin noted an application from 76 Lake Trail East.
- Mr. Newlin noted that the Verizon application was carried until July.

Environmental Commission

- Mr. Clew also reported that the Roadside Cleanup was postponed until the fall.
- Mr. Clew noted that the EC held their tree give-away.
- Mr. Clew reported that they were waiting on their guest speaker series.

HOST

- Mr. Dietz reported that HOST had a meeting to discuss the Open Space Plan.

Historic Preservation Commission

- Mr. dePoortere noted that HPC heard an application for a demolition at 142 Blue Mill Road.
- Mr. dePoortere noted that they will hear an application for demolition for 25 Glen Alpin at the July 2, 2020 meeting.
- Mr. dePoortere noted that there was an update from Mr. McCabe on the McCabe report.

CPAC

- Mr. dePoortere noted that the parks are open.

Township Committee

- Mr. Jones reported that the Judge signed the Affordable Housing Settlement.
- Mr. Jones reported that the Township is progressing on the Appleton property on Van Beuren Road.
- Mr. Jones reported that the TC introduced an ordinance to swap the interest that Harding Land Trust has in Glen Alpin with the Township's interest at the Gate House.
- Mr. Jones reported that Mr. Platt was named to work on the Dicksons Mill Bridge.

- Mr. Jones noted that the Primary Voting in the Municipal Building will be by provisional ballot only.
- Mr. Jones notes that the staff worked remotely and in the building since the March closure with continued service to the public.

OTHER BUSINESS

There was a discussion about planning and ongoing training session for the Board members with the Board of Adjustment for plan reading, conservation easements and stormwater management.

ADJOURNMENT

The meeting was adjourned at 9:06

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary
