

**HARDING TOWNSHIP
PLANNING BOARD MINUTES
OCTOBER 26, 2020**

CALL TO ORDER AND STATEMENT OF COMPLIANCE-

The Planning Board Chair, Mr. Saulnier called the electronic 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. Bjorkedal, Mr. Clew, Mr. Jones, Mr. Dietz, Mr. Modi, Mr. Saulnier, Mr. Chipperson, Ms. Claytor, Mr. Edgar, and Mr. Newlin.

Mr. Hall, the Board Attorney, Mr. Fox, the Board Engineer, Ms. Taglairino, Board Secretary and Ms. Mertz, the Board Planner were also in attendance as well as Ms. Gable, the Planner for the Open Space Element.

REGULAR MEETING

MINUTES

Mr. Saulnier made a motion to table the September 28, 2020 minutes. The motion was seconded. On a voice vote, all members voted to table the minutes.

Mr. Saulnier noted that the Executive Session meeting minutes will be available for the November meeting.

ADMINISTRATIVE REPORTS-- Mr. Saulnier

Mr. Hall noted that there will be an ongoing training session on November 19, 2020 at 6:30 to discuss plan reading.

Mr. Dietz requested a copy of the slides from the October training session.

RESOLUTION—Mr. Saulnier

PB Resolution #06-2020 Do Not Exceed Resolution for McKinley Mertz

Mr. Clew made a motion to approve PB Resolution #06-2020 Do Not Exceed Resolution for McKinley Mertz. It was seconded by Mr. Newlin. On a voice vote, all members voted to approve the resolution.

Subcommittee Updates

Advisory Review Committee

None

Water and Environmental Committee

None

Development Review Committee

None

Liaison Reports

Board of Adjustment

Mr. Newlin reported that the Verizon application has returned before the Board and is ongoing.

Mr. Newlin reported that the BOA finished the Tree Appeal application. He noted that the Board upheld the decision of the Tree Officer.

Mr. Newlin noted an application was presented for a “D” 3 use variance for an accessory dwelling on a 1.4 acre lot where 6 acres is required. Mr. Hall added that the application was eventually withdrawn.

Mr. Newlin noted an application on Ravenswood for lot coverage for a shed. He noted that it was approved.

Ms. Mertz joined the meeting and Mr. Clew suggested that the remaining reports be held until after the Master Plan Reexamination hearing.

Mr. Saulnier addressed the Memo from Zoning Officer, George Byrnes regarding the Interpretation of Bulk Regulations Ordinance Permit225-122C and 122F(1).

There was a discussion regarding the memo and an agreement to modify the location of conditions set forth in the ordinance to make the ordinance more user friendly.

ORDINANCE DISCUSSION—Mr. Saulnier

Engineer Memo

Gutter Covers

Mr. Saulnier addressed the gutter cover item. Mr. Saulnier asked about their efficacy. Mr. Fox noted that screening and capping work. Mr. Fox noted that metal is more durable than PVC.

Replacement Dwelling

Mr. Saulnier addressed replacement dwelling item. Mr. Saulnier questioned the one year time line for construction. Mr. Fox suggested a possible longer time frame with consideration for neighbors living next to a construction site for an indeterminate period of time.

There was a discussion about appropriate time frames for construction.

Mr. Newlin questioned the necessity for changing this ordinance. He believes the Board of Adjustment should evaluate this possible change.

Mr. Fox will send the memo to the Board of Adjustment to review.

Play Sets

Mr. Fox outlined a proposal for a setbacks for play sets.

The Board discussed the definition of play structure and temporary vs permanent.

There was a discussion about additional concerns and conditions about size, setbacks and “play structure” definitions.

Mr. Dietz suggested having the Board of Adjustment review the memo.

Planner Memo

Harding Green Deck Setbacks

Ms. Mertz presented a word change in section “O” of the ordinance 225-156 addressing the setbacks for the decks at Harding Green.

Charging Stations

Ms. Mertz addressed providing opportunity for permitted use for charging stations in the B-1, B-2 and OB Zones.

There were questions about “for profit” use. Mr. Hall questioned permitted residential use.

A/C and Generator Pads

Ms. Mertz addressed amended text in Ordinance 225-116P to add Emergency generators and A/C condensers. Ms. Mertz addressed the size of the pads as well.

There was a discussion about retro-fitting. Mr. Fox suggested including language for A/C and heat pumps.

Revised drafts of the ordinances will be provided for the November meeting.

MASTER PLAN REEXAMINATION HEARING—Ms. Mertz

Ms. Mertz presented an overview of the Master Plan Reexamination Report. Ms. Mertz noted one change from the March draft at the bottom of page 28 noting the addition of the Co-Vid Permit Extension Act of 2020.

The Board went over the report and noted any grammatical and minor verbiage changes.

Mr. Clew made a motion to approve the Harding Township Master Plan Reexamination Report with minor grammar and verbiage changes. It was seconded by Mr. Dietz. A roll call vote went as follows:

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

Against: None

B-2 Zone Uses

Ms. Mertz presented a draft of proposed and revised permitted uses for the B-2 Zone. There was a discussion about salon and barber shops vs nail salons, which are not on the list.

Ms. Mertz noted that the proposed category would be retail sales and services. Mr. Jones suggested language that may define the category in a more suitable manner.

Mr. Newlin asked if any businesses were being excluded by these categories.

Ms. Kimber, a landlord on Mt. Kemble Ave., discussed the difficulties she has had with permitted uses and leasing her spaces.

Open Space Draft Discussion

There was a brief discussion about what is needed to make the draft ready to go to hearing. Ms. Gable will provide a final draft based for the November meeting based on the notes and comments from the prior meeting.

ADJOURNMENT

The meeting was adjourned at 11.05

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary