

**PLANNING BOARD MINUTES**  
**REGULAR ELECTRONIC MEETING**  
**DECEMBER 21, 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**

On a call of the roll, the following were present:

Mr. Clew	Present	Mr. dePoortere	Present
Mr. Dietz	Excused	Mr. Yates	Present
Mr. Edgar	Present	Mr. Jones	Present
Mr. Saulnier	Present	Mr. Newlin	Present
Mr. Chipperson	Present	Ms. Claytor	Present
Mr. Bjorkedal	Present		

Also present were Mr. Hall, PB Attorney, Mr. Fox, Board Engineer, Ms. Mertz, Board Planner, Ms. Gable, Open Space Element Planner, George Byrnes, Zoning Officer, and Ms. Taglairino, Board Secretary.

**MINUTES**

The November minutes are tabled until the January meeting.

**ADMINISTRATIVE UPDATES**

- Mr. Saulnier noted correspondence from Green Acres regarding the Open Space Plan.

**OPEN SPACE PLAN ELEMENT**

- Ms. Gable noted Green Acres was not satisfied with the public meetings held for the Open Space Element last year.
- Ms. Gable noted that Green Acres offered last minute comments that were added to the draft.

- A notice will be re-sent and a hearing will be scheduled for the January Planning Board meeting.
- Ms. Gable gave a presentation on the revised Open Space Plan Element.

There was a lengthy discussion regarding last minute edits to the plan and to the maps.

There was a discussion about proposed future open space properties being included in the Open Space Element.

## **ORDINANCES**

Ms. Mertz presented the revised Charging Station ordinance. There were no additional comments from the Board.

Ms. Mertz presented the revised A/C Condenser and Heat Pump ordinance. Mr. Byrnes asked about adding above ground propane tanks to the ordinance. There was a discussion and clarification from Mr. Fox regarding safety and setbacks. After a brief discussion it was decided not to include propane tanks to the ordinance.

Ms. Mertz presented the side yard setbacks in the PRN. There were no additional comments from the Board.

Ms. Mertz presented the Removal of the FAR for residentials in the B-1 and B-2 Zones. There were no additional comments.

Mr. Clew made motion to approve the ordinance revisions. It was seconded by Mr. Newlin. On a voice vote all were in favor of the changes to be sent with a memo to the Township Committee.

Mr. Fox presented the ordinance for the gutter caps. There was a comment from Mr. Bjorkedal. He does not agree with gutter restrictions.

Mr. Fox presented the ordinance for the Replacement Dwelling Construction. There was some clarification needed for resulting dwelling setbacks. There was a discussion about the time frame and what happens if a variance is needed for the new dwelling. The Board decided to hold this ordinance until January.

Mr. Fox presented the ordinance for playset setbacks. There were no additional comments from the Board.

Mr. Fox presented the ordinance for the RR and R-1 Zones Clarification of Building area and Front Setbacks. There were no additional comments from the Board. Mr. Byrnes approved the change to the ordinance.

Mr. Clew made a motion to approve sending the playset regulations, gutter cover and RR and R-1 Zones Clarification of Building area and Front Setbacks ordinances to the Township Committee. It was seconded by Mr. Newlin. On a voice vote all were in favor of sending these on to the Township Committee.

Mr. Saulnier will send a memo with the ordinances for the Township Committee to review.

The Replacement Dwelling Ordinance will be re-addressed at the January meeting.

### B-2 Zone Ordinance

- Ms. Mertz presented a revised draft to the Permitted Uses in the B-2 Zone.
- Brew Pubs and distilleries will be addressed at another time.
- Ms. Mertz noted the revised definitions per the Board comments from the November meeting.
- Mr. Byrnes asked about professional offices. He wanted to know if they were only licensed professionals. Ms. Mertz changed the wording to professional, business and medical offices.
- There was a discussion about art studios, galleries, print shops and clock repair and where those business would fall in the definitions. Ms. Mertz noted that these could fall in the defined categories.
- There was a discussion regarding auto repair shops. Auto shops are not currently permitted.
- Mr. Bjorkedal promotes the idea of letting the market decide whether an auto repair shop is viable in the B-2 Zone.
- Ms. Mertz noted that the plan would exclude additional fuel sales in the zone.
- Ms. Mertz will add pet grooming services to personal services.
- Mr. Byrnes thinks adding the word “business” opens the door to many opportunities.

Ms. Kimber was present and commented on the uses and definitions. Ms. Kimber inquired about the timing of passing the revised ordinance. Ms. Mertz noted that the Township Committee has to review and approve the recommendations. The process needs to have two readings before it can be enacted.

The B-2 Zone edits will be sent to the Township Committee with a memo.

On a voice vote the Board unanimously voted to approve the revisions to the B-2 Zone to send on to the Township Committee.

### **Subcommittee Updates**

#### Advisory Review

None

#### Water and Environmental

None

#### Development Review Committee

None

### **Liaison Reports**

#### Board of Adjustment

- Mr. Newlin reported that the Board approved an application at 7 Lees Hill Road.
- Mr. Newlin reported that Verizon is ongoing. He noted that there may be some information on ODAS. Mr. Newlin recommended reviewing the coverage reports from Verizon.

#### Environmental Commission

- Mr. Clew will hold their spring roadside cleanup and tree give away in April.

#### HOST

- Mr. Jones reported that HOST acquired a new property.
- Mr. Jones noted that the first of 4 hearings for the Diversion will take place on January 28, 2021.

#### Historic Preservation Commission

- Mr. dePoortere noted that there was one application.

#### Citizens Park Advisory

- None

### Township Committee

- Mr. Jones reported Hurstmont will be submitting plans in the first quarter.
- Mr. Yates noted that KRE obtained sewer rights and will be submitting plans in the first quarter.

There was a motion adjourn the meeting at 10:20.

*Lori Taglairino*  
Lori Taglairino  
Planning Board Secretary

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