

**HARDING TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
OCTOBER 25, 2021**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Planning Board Chair, Mr. Clew called the in-person meeting to order at 7:00 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
Ms. Walters	Present	Mr. Yates	Present
Mr. Edgar	Present	Mr. Platt	Present
Mr. Bjorkedal	PresentP	Mr. Newlin	Present
Mr. Chipperson	Present	Ms. Claytor	Present

Also present were Mr. Hall, PB Attorney, Mr. Fox, Board Engineer, Ms. Mertz, Planner, and Ms. Taglairino, Board Secretary.

MINUTES

Mr. Clew tabled the September 27, 2021 minutes until the November meeting.

OLD BUSINESS

Application PB# 03-21

Abbie Shine

36 & 42 Featherbed Lane, B16/L17&17.01, RR Zone

Applicant is seeking to adjust the lot line between lots 17 and 17.01

Presenting:

Nicole Magdziak, Attorney

Chris Aldridge, Surveyor

- Ms. Magdziak presented the findings regarding prior construction permits and grading.
- Ms. Magdziak noted the pool equipment and the slate patio.
- Ms. Magdziak note the updated zoning table.
- Ms. Magdziak noted that the existing coverage on lot 17.01 is 14.2% which with the lot line adjustment would reduce to 9.3%.
- Ms. Magdziak noted that the current lot coverage for lot 17 is 5.1% and with the lot line adjustment would become 6.7%.
- The existing setbacks for lot 17 pre-existed the current ordinance.
- Ms. Magdziak presented the approved lot grading for the driveway and the existing grading. The presentation included additional un-approved coverage.
- Ms. Magdziak noted the gravel paths and grass walkways.
- Ms. Magdziak noted the slate patio in the setbacks.
- Ms. Magdziak presented photos of the pool equipment and patio.
- Mr. Fox suggested that the applicant re-visit storm water requirements for the un-permitted items.

Mr. Platt made a motion to approve the application with the setback variances for the patio and pool equipment and the condition to comply with Township's Stormwater management requirements. Mr. Edgar seconded the motion. A roll call vote went as follows:

For: Mr. Clew, Mr. dePoortere, Mr. Edgar, Mr. Yates, Mr. Platt, Mr. Bjorkedal, Mr. Newlin, Mr. Chipperson and Ms. Claytor.

Against: None.

COMPLETENESS

Application PB# 04-21

The Environmental Approach

1 Post House Road, B33.03/L1, R-1 and B-2 Zones

Applicant is seeking site plan development as per N.J.S.A 40:55-45.2

Presenting:

Ms. Magdziak, Attorney

- Ms. Magdziak presented a proposal for a site plan for a garden center.
- Mr. Fox addressed completeness items. He noted that the BOH has been addressed.
- Mr. Fox noted that NJDEP approval, conservation easements, soil erosion certification, cross sections of driveways on the plans and sign details can be waived for completeness.

Mr. Newlin made a motion to deem the application complete for hearing. It was seconded by Mr. Chipperson. On a voice vote all were in favor of deeming the application complete.

The application went to hearing.

Presenting:

Ms. Magdziak, Attorney

Peter Finkle, Contract Purchaser

Candice Davis, Engineer

Mr. Finkle and Ms. Davis were sworn in for testimony.

- Ms. Magdziak presented proposed plans for a site plan for a retail garden center at 1 Post House Road.
- Mr. Finkle provided the Board with an explanation of his plans for the lot. He plans on selling nursery and agricultural items. He noted trucks would be legally licensed and stored.
- Mr. Finkle has 9 employees working in shifts.
- Mr. Finkle stated that mulch and gravel could be displayed items.
- Ms. Magdziak noted the building does have garage storage.
- Ms. Magdziak stated that no variances are being sought.
- Mr. Yates inquired about the driveway entrance.
- Ms. Magdziak noted the DOT looked for the access not off of Rt. 202.
- Mr. Finkle noted that he has hire a landscape architect to highlight the property.
- The Board requested a site inspection for November 20, 2021 at 9:00 a.m.

Mr. Steven Johnson from 1005 Mt. Kemble Ave. noted that he is in support of this project.

SUBCOMMITTEE UPDATES

Advisory Review Committee

None

Engineering and Environmental Committee

None

Development Review Committee

None

LIAISON REPORTS

Board of Adjustment

- Mr. Newlin reported on the appeal of the Zoning Officer decision for a fence. The appeal was denied.
- Mr. Newlin noted that the Verizon application is moving in to public comment and summation.
- Mr. Newlin noted an application at 82 Sand Spring Road was approved after plan revisions re-situated the angle of the house on the lot.

Environmental Commission

- Mr. Clew noted that the meeting focused on Fox hunting.

HOST

- Mr. Bjorkedal noted that 163 Lees Hill home has been removed creating an opening to the Great Swamp.
- Mr. Bjorkedal also reported the purchase of the Appleton property on Van Beuren Road.
- Mr. Bjorkedal reported on the progress at the Gate House.

Historic Preservation Commission

Mr. dePoortere noted there were two applications.

Mr. dePoortere reported that they review the revisions to the Logansville section of the McCabe study.

Citizen Park Advisory Committee

None

Township Committee

- There was a discussion about the upcoming ordinance about Fox trapping.

OTHER BUSINESS

ADJOURNMENT

Lori Taglairino
Lori Taglairino, Planning Board Secretary