

**HARDING TOWNSHIP PLANNING BOARD
REORGANIZATION AND REGULAR MEETING MINUTES
FEBRUARY 27, 2023**

CALL TO ORDER AND STATEMENT OF COMPLIANCE—Mr. Clew

Mr. Clew announced the meeting of the Harding Township Planning Board was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, and filed with the Clerk's Office, located in the Township Hall located at 21 Blue Mill Road, New Vernon, NJ. Notice indicated that formal action may be taken.

ROLL CALL—Ms. Taglairino

The roll was called. The following were present:

| | | | | |
|----------------|-------------|-------------|------------|-----------|
| Mr. Burns | Ms. Claytor | Mr. Newlin | Mr. Rosato | |
| Mr. Chipperson | Mr. Clew | Ms. Walters | Mr. Yates | Mr. Edgar |

Mr. Loughlin, the Board Attorney, Mr. Fox, the Board Engineer and Lori Taglairino, the Board Secretary were also present. Ms. Mertz, the Board Planner was present via phone.

REGULAR MEETING

MINUTES

A motion was made by Mr. Newlin to approve the January 23, 2023 minutes. It was seconded by Ms. Walters. On a voice vote all eligible members were in favor of approving the minutes.

ADMINISTRATIVE

Mr. Clew welcomed Mr. Loughlin to the Board.

NEW BUSINESS

PB Application #02-22

Norman Slonaker
55 Youngs Road, B47/L13.01, RR Zone
Subdividing 2 lots with 2 dwellings with variance relief
requested for a setback.

Presenting:
Nicole Magdziak, Attorney
Chris Aldrich, Surveyor

- Ms. Magdziak noted for the record that 55 Youngs Road currently is one lot and would like to subdivide into two lots.
- Ms. Magdziak noted that the lots had been merged at some point in time.
- Ms. Magdziak noted that there are two principal dwellings on the one lot.
- Ms. Magdziak noted that there is enough acreage to be subdivided.
- She noted that the new lot would have a common driveway with an access agreement.
- She also noted that the properties have environmental constraints that drive the need for a variance for a 100' x 100' ft building area.
- Ms. Magdziak offered that no disturbance is proposed at this time with the subdivision.

- There was a discussion about lot averaging and wet land averaging.
- Ms. Magdziak did not believe this application met the objectives for lot averaging.

The Board set a site inspection to view the property for March 12, 2023 at 9:00am.

COMPLETENESS

PB APPLICATION #01-23

GHK II & III, LLC
655 & 665 Spring Valley Road
Major Subdivision

Presenting:
Greg Coffey, Attorney

- Mr. Coffey presented and overview of the proposed subdivision.
- Mr. Fox noted three outstanding items for completeness.
- Ms. Mertz discussed the existing accessory dwellings on the properties and asked Mr. Coffey about the plans for said structures as maintaining them would be a “d” variance causing this application to be heard by the Board of Adjustment.
- Mr. Coffey stated that the structures are proposed to be removed from the properties.

Mr. Newlin made a motion to deem the application complete pending receipt of the requested Environmental Impact Statement, the Conservation Easement Base Line report and the Soil Erosion Certification, prior to the March meeting.

OTHER BUSINESS

ADJOURNMENT

The meeting was adjourned at 7:55

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary
