

**HARDING TOWNSHIP PLANNING BOARD
MEETING MINUTES
MARCH 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	Mr. dePoortere	Mr. Newlin	Mr. Jones	Mr. Edgar
Mr. Chipperson	Mr. Clew	Ms. Walters	Mr. Yates	

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

REGULAR MEETING

MINUTES

A motion was made by Mr. Yates to approve the February 27, 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 announced the Fishing Derby at Bayne Park on April 8, 2023

OLD 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

- The Board reviewed the items from the Engineer Technical Review Report.
- Ms. Magdziak addressed the wetlands, access, bridle trails, landscaping and fire protection.
- Ms. Magdziak presented Exhibit A-1, a proposed revised plan to lot average the properties.
- There was a discussion about future development of these properties.
- The applicant agreed to include wetland and conservation easement requirement to the deed for any future development.

Mr. Jones made a motion to approve the subdivision subject to the conditions set forth on the record. The motion was seconded by Mr. Edgar. A roll call vote went as follows:

For: Jones, Yates, Newlin, Burns, Clew, Edgar, Walters and Chipperson.
Against: None
Abstain: dePoortere

NEW BUSINESS

PB APPLICATION #01-23

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

Presenting:
Greg Coffey, Attorney
Richard Schommer, Engineer

Mr. Schommer was sworn in for testimony.

- Mr. Coffey presented a proposal for a 29.95 acre, 5 lot subdivision on Spring Valley Road.
- Mr. Coffey did note for the record that there was an approved subdivision in 2012 that was never perfected.
- Mr. Schommer presented the existing and proposed plans and explained the proposed lots and access.
- Mr. Schommer explained that currently lots 21 and 21.01 comprise the properties for the project.
- Mr. Schommer noted that the proposed would retain the original lots and create new lots as follows:

Lot 21	6.9614 acres (original, existing non-conforming variance)
Lot 21.01	6.0093 acres (original, existing barn, height variance)
Lot 21.04	5.0021 acres
Lot 21.05	5.0047 acres
Lot 21.06	6.2236 acres

- Mr. Schommer noted which buildings would be retained and demolished in conjunction with this application.
- There was a question regarding the historic structures on these properties. It was noted that these properties are not in the McCabe Report.
- There was a discussion regarding the properties with flagstaff access and those which are requesting new and separate driveway access.
- Mr. Schommer discussed the wetlands, bridle trails and conservation easements.
- Mr. Schommer presented an existing access easement for the lot the back lot.
- Mr. Loughlin requested all easements associated with this application be submitted.
- Mr. Yates raised the question about the significant historic nature of these properties and questioned the reasons that these are not included in the McCabe report.
- Ms. Mertz requested the dimensions of the accessory dwellings.

Mr. Spinelli, Mrs. Prendergast and Mrs. Di Cesare were all sworn in for comments.

Mr. Spinelli of 685 Spring Valley Road wanted to know how the new access would affect his recently renovated driveway and gates.

Ms. Prendergast of 618 Van Beuren Road noted that the Historical Society has no information on the Kirby house but did find a 1910 map with the barns. She went on to note there was a bridle path there at one time.

Mrs. DiCesare of 2 Mayfield Lane questioned the historic designations of the remaining historic structures run with the land.

A site inspection was set for April 15, 2023 at 9:00 am at the site.

There was a 5-minutes recess at 8:40.
Mr. dePoortere left the meeting.

ROLL CALL

Upon return from the break the following were present:

Mr. Burns, Mr. Newlin, Mr. Jones, Mr. Edgar, Mr. Chipperson, Mr. Clew, Ms. Walters, and Mr. Yates

COMPLETENESS

PB APPLICATION #02-23

PSE&G

7 & 11 Meyersville Rd., B12.01/L3&4, R-2 Zone

Lot line adjustment

Mr. dePoortere recused himself from the application.

Presenting:

Jennifer Porter, Attorney

Brandi Bartelomeo, Project Manager

Mr. Loughlin swore in Ms. Bartelomeo for testimony.

- Ms. Porter noted that this property is primarily in Chatham, with a small unaffected piece in Harding Township.
- Ms. Porter noted that this property is being subdivided to mitigate Federal and State off-site obligations with Chatham Township.
- Ms. Porter also noted that this application will go before the Chatham Township Planning Board in May.
- Ms. Porter noted that the property needs approval from Chatham first.
- Ms. Porter explained the existing and proposed conditions of the lots.
- Ms. Porter went on to explain that there is an existing deed for one of the lots that notes a portion of Harding Township property and that is what brings this application to the Planning Board.
- Ms. Bartelomeo noted that the Great Swamp Watershed is looking to acquire some of the land.
- Ms. Bartelomeo noted that the Green Village Fire Department is also looking to acquire some of the land.
- Mr. Loughlin noted the MLUL requires approval from Chatham before Harding can hear this application.
- Mr. Fox reviewed the application for completeness.
- Ms. Porter requested waivers for two items.

Ms. Porter agreed to the Board's request to be provided with the applicant's filings with and all responses from Chatham,

Ms. Porter agreed on the record to extend the clock on a hearing for this application pending a resolution from Chatham.

Mr. Clew made a motion to deem the application complete with the waiver requests. It was seconded by Mr. Edgar. A roll call vote went as follows:

For: Mr. Burns, Mr. Newlin, Mr. Jones, Mr. Edgar, Mr. Chipperson, Mr. Clew, Ms. Walters, and Mr. Yates

Against: None

OTHER BUSINESS

- Mr. Clew announced the Fishing Derby at Bayne Park on April 8, 2023.
- Mr. Clew announced the Annual Roadside Clean-up and Tree Give-Away for April 22, 2023.
- Mr. Jones announced that the TC appointed Michael Gromek as the new Chief of Police.
- Mr. Yates noted that the TC approved the cell tower settlement agreement.

ADJOURNMENT

The meeting was adjourned at 9:35.

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary