

**HARDING TOWNSHIP PLANNING BOARD
MEETING MINUTES
SEPTEMBER 25, 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

The roll was called. The following were present:

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

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

The Mr. Clew announced the Board will adjourn into executive session no later than 10:15

MINUTES

A motion was made by Mr. Yates to approve the August 28, 2023 minutes. The motion was seconded by Mr. Chipperson. On a voice vote all eligible members voted to approve the minutes.

EXTENSION

PB #01-21 S/K Mt. Kemble

Mr. Newlin made a motion to grant an extension. The motion was seconded by Ms. Claytor. On a voice vote all were in favor of granting the extension.

NEW BUSINESS

PB Application #05-23

Jeff Gelband
26 Long Hill Road, B50/L8
Accessory residence for a conditional site plan

Presenting:
Nicole Magdziak, Attorney
Ryan Smith, Engineer
Jay Petrillo, Architect

Messrs. Smith and Petrillo were sworn in.

- Ms. Magdziak presented a proposal for a minor site plan conditional use application.

- Ms. Magdziak noted that the application met the 7 criteria for a minor conditional use site plan.
- Mr. Smith presented the prior existing conditions on the lot and the proposed site plan that includes a new principal dwelling, a pool, an accessory structure for a gym and a proposed accessory dwelling unit.. He noted that the application presented is for the accessory residence.
- Mr. Smith noted that the plan is for a 1 bedroom dwelling on an over 6 acre lot, with adequate setbacks, with 918 square feet of space and will be 20 feet in height. He noted that the structure will be behind the principal dwelling and will be subordinate to the principal dwelling. Lastly, he noted the dwelling will be used in accordance with the approved land use rules.
- Mr. Smith added that the lot coverage for this project will be 9.8%.
- Mr. Petrillo presented the proposed elevations and floor plans for the accessory dwelling.

The Board requested that the dwelling be deed restricted for use and that a note be added to the resolution emphasizing the lot coverage limits.

Mr. Edgar made a motion to approve the application with the above conditions. The motion was seconded by Ms. Walters. A roll call vote went as follows:

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

PB Application #06-23

Francis Grather
10 Millbrook Road, B17/L2, R-4 Zone
Minor subdivision

Presenting:

Joseph Grather, Attorney
Richard Schommer, Engineer

Mr. Schommer was sworn in.

- Mr. Grather presented revised proposed plans for a 2 lot subdivision in a split zone which now includes the Tree Conservation Area depicted on the plan.
- Mr. Grather noted that the Board held a site inspection for the subject property.
- Mr. Grather added that the applicant has received reports from the Board of Health, the County, this Historic Preservation Commission and a review from the Zoning Officer.
- The Board discussed the removal of a garage, shed and pool.
- Mr. Schommer presented a conceptual plan for the driveway with an easement with no new cuts onto Millbrook Road.
- Mr. Schommer noted a conforming building envelope and setbacks for this application. He added that there are no variances associated with the application. He also noted that the original house will be preserved.
- Mr. Schommer stated that the landscape buffer would have no real change. He stated that there may be the need for one tree to be removed to install the septic system.
- Mr. Fox requested that the applicant show the disposal for the Tunis Ellicks House on the plan.

- Mr. Loughlin stated the pool, shed and garage will need to be removed as a requirement to perfect the subdivision.

Mr. Chipperson made a motion to approve the application with the conditions requested by the Board Attorney and Board Engineer. The motion was seconded by Mr. Jones. A roll call vote went as follows:

For: Walters, Edgar, Jones, Yates, Chipperson, Clew, Burns, Newlin and Claytor

Against: None.

OLD BUSINESS

PB Application #01-23

GHK II & III, LLC

655 & 665 Spring Valley Road

Major Subdivision

Presenting:

Greg Coffey, Attorney

Richard Schommer, Engineer

- Mr. Coffey continued the application from the April meeting.
- Mr. Coffey began by stating that the applicant and Mr. Spinelli settled the matter regarding the access easement and that a letter was submitted to the Board explaining the agreement.
- The letter was presented as Exhibit A-4.
- Mr. Schommer reminded the Board about the following proposed lot information:

| | |
|-----------|--------------|
| Lot 21 | 6.9614 acres |
| Lot 21.01 | 6.0093 acres |
| Lot 21.04 | 5.0021 acres |
| Lot 21.05 | 5.0047 acres |
| Lot 21.06 | 6.2236 acres |

- There was a discussion regarding the Historic Preservation Commission report about preserving historic accessory structures.

Mr. Platt from Spring Valley Road and Hartley Farms was sworn in.

Mr. Platt opined about the history of the property and the importance of maintaining the historic structures to keep the rural nature of the zone alive.

- Lot 21 will retain the mansion house and will have a new driveway flag lot shared with Lot 21.06. Lot 21 will remove the 2 family dwelling behind the mansion but will retain the pool, pool house and stone garage with variance relief.
- Lot 21.01 will have access via an existing drive on Spring Valley Road. The property will preserve the pumphouse and barn with variance relief.
- Lot 21.04 will have access via a flag lot to Spring Valley Road through an easement on Lot 21.02.
- Lot 21.05 will have access via the existing driveway cut on Spring Valley Road.

- There was a discussion about stormwater and waste water.
- There was a request to provide adequate landscape screening on Lot 21.04.
- There was a discussion about Bridle Trail Licensing. Mr. Coffey stated that they would supply the original agreement set forth 12 years ago for review.

Mr. Chipperson made a motion to approve the application with the outlined variances and driveway access as discussed. The motion was seconded by Mr. Burns. A roll call vote went as follows:

For: Walters, Edgar, Jones, Yates, Chipperson, Clew, Burns, Newlin and Claytor

Against: None.

ADJOURN INTO EXECUTIVE SESSION

RESOLUTION

PB # 04-2023 To Adjourn into Executive Session for Professional Reviews

Mr. Clew read the resolution into the record.

Mr. Chipperson made a motion to adjourn into executive session. The motion was seconded by Mr. Edgar. On a voice vote all were in favor of adjourning.

ADJOURNMENT

The meeting was adjourned at 9:27.

Respectfully Submitted by

Lori Taglairino

Lori Taglairino, Planning Board Secretary
