

**HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES**  
**RE-ORGANIZATION AND REGULAR MEETING**  
**JANUARY 16, 2020**  
**7:30 PM**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Board of Adjustment Attorney, Gary Hall, called the Reorganization meeting of the Board of Adjustment to order at 7:58 and announced that adequate notice of the meeting had been made in accordance with the New Jersey State Open Public Meetings Act.

**REORGANIZATION**

Mr. Hall noted the following appointments were made to the Board of Adjustment:

Alf Newlin	Regular Member	4 year term expiring, December 31, 2023
Hugh Symonds	Regular Member	4 year term expiring, December 31, 2023
Elizabeth Sovolos	Alternate # 1	2 year term expiring, December 31, 2021

Mr. Hall swore in the appointees.

Ms. Taglairino called the roll. It went as follows:

Mr. Rosenbach	Present	Mr. Newlin	Present
Mr. Flanagan	Present	Mr. Maselli	Present
Mr. Rosenbaum	Present	Mr. Addonizio	Present
Mr. Symonds	Present	Mr. Kearns	Excused
Ms. Chipperson	Present		

Board Attorney, Gary Hall, Board Engineer, and Board of Adjustment Secretary Lori Taglairino were also present.

Mr. Hall opened the floor to nominations. Mr. Newlin nominated Mr. Flanagan as Chair. It was seconded by Mr. Maselli. On a voice vote, all were in favor of election Mike Flanagan as Chairman.

Mr. Hall turned the meeting over to Mr. Flanagan.

Mr. Flanagan nominated Mr. Newlin as Vice-Chair. It was seconded by Mr. Maselli. On a voice vote, all were in favor of election Alf Newlin as Vice-Chair.

Mr. Flanagan made a motion to approve Resolution BOA #01-2020 for the Appointment of Professionals. It was seconded by Mr. Maselli. On a voice vote all were in favor.

Mr. Flanagan made a motion to approve Resolution BOA #03-2020 for the Do Not Exceed Limits for professionals. It was seconded by Mr. Rosenbaum. On a voice vote, all were in favor.

Mr. Flanagan made a motion to approve Resolution BOA #02-2020 for the 2020 meeting dates. It was seconded by Ms. Sovolos. On a voice vote, all were in favor.

Mr. Hall will swear the professionals in at the next meeting.

### **REGULAR MEETING**

Mr. Flanagan noted that the Verizon and Mezzalingua applications were carried until the February meeting.

### **MINUTES**

Mr. Flanagan made a motion to approve the December 19, 2019 minutes. The motion was seconded by Ms. Sovolos. On a voice vote all eligible members were in favor of approving the minutes.

### **ADMINISTRATIVE**

Mr. Newlin noted that he will organize a training session with the Board Engineer.

### **RESOLUTIONS**

Application BOA# 14-09

George Ty Monk

83 Meyersville Road, B55/L1, R-2/R-1 Zones

Mr. Newlin made a motion to adopt Resolution BOA# 14-19 Monk. It was seconded by Mr. Rosenbaum. On a voice vote, all eligible members were in favor of adopting the resolution.

### **OLD BUSINESS**

The Board reviewed the Memorandum prepared by the Board Attorney for the Planning Board for the Master Plan.

A copy of the memo is attached to the minutes.

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

Mr. Flanagan adjourned the meeting at 8:20.

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Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary

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### **MEMORANDUM**

To: Planning Board

From: Board of Adjustment

Re: Board of Adjustment Recommendations and Feedback Regarding the Master Plan

Date: January 17, 2020

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It has been the Board's experience that the Master Plan and implementing regulations do not always provide the appropriate tools to help evaluate and manage and massing. Additional standards and/or guidance in terms of what the Township would like to see for residential bulk would be beneficial and helpful for reviewing variance applications.

It has been a challenge at times for the Board of Adjustment to attempt to balance planning and environmental goals with historic preservation goals in particular applications. At what point does a structure or feature stop being "historic?" At what point does one objective take precedence over the other? We understand that to a point this is subjective and will vary case by case. However, any additional direction from the Planning Board would be helpful and appreciated.

The properties in the Township that are split-zoned are sometimes difficult to evaluate when they are in front of the Board. The split-zoned nature of the lots creates complexity in applications and may be unfair to the homeowners, especially with the construction of a new home. We recommend a rezoning of these properties be considered that places each split-zoned lot into a single zoning district.

Allowable lot coverage and building area coverage ratio limits as applied to larger lots in the Township can result in excessive lot coverage, massing and bulk of residential development. We recommend a reevaluation of the lot coverage policies for larger lots as a way to help control massing and encourage more privately owned open space.