

HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
RE-ORGANIZATION AND REGULAR MEETING
FEBRUARY 20, 2020
7:30 PM

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board of Adjustment Chair, Mike Flanagan called the Board of Adjustment to order at 7:30 and announced that adequate notice of the meeting had been made in accordance with the New Jersey State Open Public Meetings Act.

ROLL CALL

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

Ms. Sovolos	Excused	Mr. Newlin	Present
Mr. Flanagan	Present	Mr. Maselli	Present
Mr. Rosenbaum	Present	Mr. Addonizio	Present
Mr. Symonds	Excused	Ms. Chipperson	Present
Mr. Cammarata	Present		

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

Mr. Hall swore in Mr. Fox.

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

MINUTES

Mr. Flanagan made a motion to approve the January 16, 2020 minutes. The motion was seconded by Mr. Newlin. 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 for the May 21, 2020 meeting.

EXTENSION

Application BOA# 02-19

Brendan and Sharon Ryan
83 Meyersville Road, B55/L1, R-2/R-1 Zones

Mr. Flanagan made a motion to grant an extension for BOA# 02-19 Ryan. It was seconded by Mr. Newlin. On a voice vote, all members were in favor of granting the extension.

NEW BUSINESS

Application BOA #01-20

Ronald Gold & Susan Newman
593 Spring Valley Road, B4/L32, R-1 Zone
Applicant is requesting variance relief for front and side setbacks and building area as per NJSA 40:55D-70(c)

Presenting:
Nicole Magdziak, Attorney

Application BOA #02-20

Cerebral Palsy of North Jersey Inc.
1050 Mt. Kemble Avenue, B46.01/L7, B-2/AHO-1 Zones
Applicant is requesting variance relief for a front setback as per NJSA 40:55D-70(c)

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 8:20.

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary

MEMORANDUM

To: Planning Board

From: Board of Adjustment

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

Date: January 17, 2020

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 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.