

HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
JUNE 18, 2020
7:30 PM

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board of Adjustment Chair, Mike Flanagan called the electronic meeting of 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 and State Executive Order 103.

ROLL CALL

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

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

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

ADMINISTRATIVE

Mr. Flanagan noted that the Mezzalingua application was withdrawn.

Mr. Flanagan noted that the BOA# 17-18, New York SMSA Limited Partnership d/b/a Verizon Wireless application was carried until the July 16, 2020 meeting.

Mr. Flanagan made a motion to extend the FCC shot clock for the BOA# 17-18, New York SMSA Limited Partnership d/b/a Verizon Wireless application until August 20, 2020. It was seconded by Mr. Rosenbaum. On a voice vote all were in favor of extending the FCC shot clock.

There was a discussion to set up a training session for the Board.

EXTENSIONS

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|-------------------------------|--|
| <u>Application BOA# 16-18</u> | Phil Poto |
| | 52 Blue Mill Road, B16/L20, R-3/R-1 Zone |

Mr. Flanagan made a motion to approve an extension of BOA# 16-18 Phil Poto. The motion was seconded by Mr. Maselli. On a voice vote all were in favor of approving the extension.

Application BOA# 01-19 Madeline S. Pitney 2008 Revocable Trust
34 Hunter Drive, B48, L8.01, R-1 Zone

Mr. Flanagan made a motion to approve an extension of BOA# 01-19 Madeline S. Pitney 2008 Revocable Trust. The motion was seconded by Mr. Symonds. On a voice vote all were in favor of approving the extension.

MINUTES March 16, 2020

Mr. Flanagan made a motion to approve the March 16, 2020 minutes. The motion as seconded by Mr. Newlin. On a voice vote all eligible members voted to approve the minutes.

NEW BUSINESS

Application BOA #04-20 Robert Corman & Laura Landy
76 Lake Trail E, B44/L13, R-4 Zone
Applicant is requesting variance relief for building area as per
NJSA 40:55D-70(c)

Presenting:
John Reimnitz, Architect
Mr. Corman, Owner

Mr. Hall swore in Mr. 1and Mr. Corman.

Mr. Reimnitz noted that the applicants' property is located at 76 Lake Trail East in the R-4 Zone. He noted that the applicant is seeking a variance for building area and for a setback.

The applicants proposed to construct an addition to the lower level of the dwelling for an additional bedroom. The addition would be in the area where there is an existing deck, and a replacement deck would be constructed extending out from the addition. Also, the existing garage would be converted to a home office, and the front entry would be renovated.

The proposed new roof would have overhangs of more than 4', thus requiring a variance. Mr. Reimnitz noted that the ridgeline would not be changed, and he expressed the opinion that there would be a modest change in the visual building mass.

Mr. Reimnitz stated the increased building area will not result in any adverse impacts on adjacent properties.

Mr. Flanagan made a motion to approve the application as submitted. The motion was seconded by Mr. Maselli. A roll call vote went as follows:

For: Mr. Newlin, Mr. Flanagan, Mr. Maselli, Mr. Rosenbaum, Mr. Addonizio, Mr. Symonds, and Ms. Chipperson

Against: None

Application BOA #05-20

Elizabeth & Garret Kramer.

51 Fox Hunt Road, B51.01/L11, RR Zone

Applicant is requesting variance relief for a front setback as per NJSA 40:55D-70(c) and a temporary use variance as per 40:55D-70(d).

Presenting:

Tom Malman, Attorney

Candice Davis, Engineer

Mr. Garrett Kramer, Owner

Mr. Hall swore in Ms. Davis and Mr. Kramer.

Mr. Malman stated that the property is located at 51 Fox Hunt Road in the RR Zone. Fox Hunt Road. The property has a lot size of 4.6837 acres

The applicants are proposing the construction of a new dwelling. The applicants propose to continue to live in the residence while a new residence is being constructed thus creating a temporary use variance and a temporary lot coverage variance on the property.

The proposed new residence would have a minimum front setback of 143.9' requiring a variance from the 150' minimum.

Ms. Davis presented Exhibits A-1, an aerial view of the property.

Ms. Davis presented Exhibit A-2, a plan of the existing conditions on the property.

There was a discussion about whether or not the new construction could be oriented in a way to not trigger a setback variance.

The applicants agreed to a time limit for the temporary variances and posting a performance guarantee to cover demolition costs and site restoration to ensure that two principal residences do not remain on the property beyond the term of any temporary variance relief.

Mr. Symonds made a motion to approve the application as submitted. It was seconded by Mr. Newlin. A roll call vote went as follows:

For: Mr. Newlin, Mr. Flanagan, Mr. Maselli, Mr. Rosenbaum, Mr. Addonizio, Mr. Symonds, and Ms. Chipperson

Against: None

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 9:02

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary
