

HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
AUGUST 25, 2020
7:30 PM

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board of Adjustment Vice-Chair, Mr. Newlin 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	Excused	Mr. Newlin	Present
Mr. Flanagan	Excused	Mr. Maselli	Present
Mr. Rosenbaum	Present	Mr. Addonizio	Present
Mr. Symonds	Present	Ms. Chipperson	Present
Mr. Cammarata	Present		

Mr. Mlenak was present to make an announcement about BOA#17-18 Verizon.
Board Attorney, Gary Hall, and Board of Adjustment Secretary Lori Taglairino were also present.

ADMINISTRATIVE

Mr. Mlenak noted that the BOA# 17-18, New York SMSA Limited Partnership d/b/a Verizon Wireless application was carried until the September 17, 2020 meeting with notice. The meeting will be a hybrid electronic and in person meeting

Mr. Mlenak advised that the applicant agreed to extend the FCC Shot Clock. He additionally noted that the Board must vote to the agreement as well.

Mr. Newlin made a motion to extend the FCC Shot Clock for the Verizon application. It was seconded by Ms. Chipperson. On a voice vote all were in favor of extending the FCC Shot Clock.

MINUTES

July 16, 2020 Minutes

Mr. Maselli made a motion to approve the July 16, 2020 minutes. It was seconded by Mr. Symonds. On a voice all eligible member were in favor of approving the minutes.

ONGOING TRAINING

No Report

EXTENSION

Application BOA# 13-18

Michael Cavanagh
23 Miller Road, B12/L29, R-1 Zone

Mr. Symonds made a motion to grant an extension of the BOA# 13-18 Cavanagh application. It was seconded by Mr. Maselli.. On a voice vote all were in favor of granting the extension.

Board of Adjustment Annual Report

Mr. Newlin polled the Board to see if there were any additional comments on the annual report. A formal vote will take place at the September meeting.

The budget was tabled until September.

NEW BUSINESS

Application BOA #09-20

David Cvijic
4 Oxford Lane, B5L22, RR-Zone
Applicant is requesting variance relief for a front setback, a rear setback and an accessory structure in front of a principal structure as per NJSA 40:55D-70(c)

Mr. Maselli recused.

Presenting:

Candice Davis, Engineer

David Cvijic, Contract Purchaser

Mr. Cvijic and Ms. Davis were sworn in for testimony.

- Mr. Cvijic noted that they are contract purchasers for 4 Oxford Lane.
- Ms. Davis presented proposed plans for and in ground pool, porch, patio, and pool equipment. The property has two frontage on two streets which triggers a variance for an

accessory structure in front of a principal structure and the applicant is also asking for front and rear setbacks.

- Ms. Davis presented photo Exhibits A-1-A-4 showing the present conditions of the property with the proposed locations structures being virtually shown on the Zoom screen.
- Ms. Davis noted that the home is landscape buffered on both the James Street side and Oxford Lane side.
- Mr. Newlin asked if there were not 2 front yards, how many variances would go away.
- Ms. Davis noted that there would be only one rear yard setback with one front yard to the property.
- Mr. Hall asked about additional buffering.
- Mr. Newlin requested additional buffering along the neighboring property line.
- Mr. Symonds asked if there was an alternate option for the location of the pool equipment.
- Ms. Davis noted that the pool equipment was proposed where it is as to not interfere with the A/C unit and walkway.
- Mr. Newlin asked about the proposed lighting for the pool area.
- Mr. Cvijic noted that the porch lighting is recessed and that the pool area had not been plans but he agreed to shielded lighting.
- Mr. Newlin polled the Board for their comments.

Mr. Symonds made a motion to approve the application with the following conditions:

- There shall be no lighting of the pool area except for in-pool lights and low garden lights, and other outdoor lighting on the north side of the residence shall be shielded.
- Additional evergreen landscaping shall be installed along the lot line to provide reasonable screening of the swimming pool from the adjacent property.

The motion was seconded by Ms. Chipperson. A roll call Vote went as follows:

For: Ms. Chipperson, Mr. Addonizio, Mr. Symonds, Mr. Rosenbaum, Mr. Newlin, and Mr. Cammarata
Against: None

Application BOA# 06-20

529 Waterfront Properties, LLC
PO Box 1303, Beach Haven, NJ 08008
Applicant is appealing a Tree Officer decision at 595 Van Beuren Road as per NJSA 40:55D-70(a), NJSA 40:55D76(a) (1) and 225-111 of the Harding Township Code.

Presenting:
Arnold Lakind, Attorney

Mr. Addonizio recused.

Mr. Maselli rejoined the Board

Mr. Linson was present for testimony.

Mr. Hall gave background information regarding the appeal.

A copy of the transcript of the appeal is appended to these minutes.

This application is carried to be continued to the September 17, 2020 meeting with no further notice.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Newlin adjourned the meeting at 11:02

Respectfully submitted by

Lori Taglairino, Board of Adjustment Secretary
