

**HARDING TOWNSHIP BOARD OF ADJUSTMENT  
REORGANIZATION AND REGULAR ELECTRONIC MEETING  
MUNICIPAL BUILDING, 7:30 P.M.  
JANUARY 21, 2021**

**CALL TO ORDER**—Mr. Hall

**ADEQUATE NOTICE** of this meeting of the Harding Township Board of Adjustment was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, posted on the Township webpage, 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.

**PLEASE TAKE NOTICE**, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, and P.L. 2020, c.11, approved on March 20, 2020, which allows public bodies to conduct meetings and provide notice by electronic means during periods of such emergency, the Harding Township Board of Adjustment hereby notifies the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the meeting of the Board of Adjustment scheduled for January 21, 2021 at the Municipal Building, 21 Blue Mill Road, New Vernon, New Jersey will be held electronically only, beginning at 7:30 p.m.

The agenda for the meeting on January 21, 2021 may include public hearings for which public participation will be permitted consistent with the Municipal; Land Use Law pursuant to the procedures set forth in this notice and posted on the Township website at <https://www.hardingnj.org>. Members of the public who wish to monitor and/or participate in these public meeting proceedings may register to join from a PC, Mac, iPad, iPhone or Android device at:

<https://zoom.us/meeting/register/tJYuc-mrpj4uGd0Ia9rXrhgSR9IXhYpqV0-F>

or contact the Board of Adjustment Secretary, Lori Taglairino phone at 973.267.8000 ext. 1951 or email at [ltaglairino@hardingnj.org](mailto:ltaglairino@hardingnj.org).

The application materials that are the subject of pending development applications will be posted on the Harding Township website at <http://www.hardingnj.org> at least 10 days prior to the hearing, subject to supplementation no later than 5 days prior to the hearing date, and the application materials may be viewed and downloaded/copied from the Board of Adjustment agenda at the website location. Anyone encountering difficulty in accessing these materials should contact Board of Adjustment Secretary, Lori Taglairino on how to join by phone at 973.267.8000 Ext. 1951 prior to January 21, 2021.

Members of the public utilizing the remote access procedures specified above will be able to view/listen to all proceedings conducted during the meeting and any interested party or legal counsel will be given the opportunity to participate in the public hearing by asking questions of any witnesses and presenting comments, testimony and/or objections, subject to reasonable time limits. An announcement will be at each time that this opportunity may be exercised, and any person wishing to be heard may respond by clicking the "Raise Hand" button.

**\*\*PLEASE NOTE THAT THE ORDER OF THE AGENDA IS SUBJECT TO CHANGE\*\***

**REORGANIZATION MEETING**—Mr. Hall

On January 4, 2021 the Harding Township Committee had their reorganization meeting. At the meeting they made the following appointments:

Aric Rosenbaum	Regular Member	4 year term expiring, December 31, 2024
Donato Maselli	Regular Member	4 year term expiring, December 31, 2024
Elizabeth Sovolos	Regular Member	4 year unexpired term, December 31, 2022
Michael Cammarata	Alternate #1	2 year unexpired term, December 31, 2021
George Boyan	Alternate# 2	2 year term expiring December 31, 2022

Oaths

**ROLL CALL**--Ms. Taglairino

Mr. Boyan	<input type="checkbox"/>	Mr. Maselli	<input type="checkbox"/>	Mr. Symonds	<input type="checkbox"/>
Mr. Addonizio	<input type="checkbox"/>	Mr. Cammarata	<input type="checkbox"/>	Mr. Newlin	<input type="checkbox"/>
Ms. Sovolos	<input type="checkbox"/>	Mr. Rosenbaum	<input type="checkbox"/>	Mr. Flanagan	<input type="checkbox"/>

Election of the Chair  
Election of the Vice Chair  
Resolution BOA# 01-2021 To Provide Professional Services

Swearing in of professionals-Mr. Hall

Resolution BOA# 02-2021 Meeting Dates for 2021  
Resolution BOA# 03-2021 Do Not Exceed Limits for Professionals

**REGULAR MEETING**

**MINUTES**—Mr. Flanagan

November 19, 2020 & December 17, 2020 Minutes

**ADMINISTRATIVE**—Mr. Flanagan

Ongoing Training-

**RESOLUTIONS**—Mr. Flanagan

Application BOA# 03-20 James Carifa and Sara Conine  
7 Lees Hill Road B17/L55, R-1 & R-2 Zones

**NEW BUSINESS---Mr. Flanagan**

Application BOA# 13-20

Gregory & Christine Inhken  
Tempe Wick Road, B34/L3, RR-Zone  
Applicant is requesting variance relief for a side setback,  
building area per N.J.S.A. 40:55D-70(c) and relief for an  
accessory residence per N.J.S.A. 40:55D-70(d).

[BOA# 13-20 Inhken, Application, 524 Tempe Wick Road, B34/L3](#)

[BOA# 13-20 Inhken, Architectural Plans 12/22/20, 524 Tempe Wick Road, B34/L3](#)

[BOA# 13-20 Inhken, Variance Plan H2M, 12/22/20, 524 Tempe Wick Road, B34/L3](#)

[BOA# 13-20 Inhken, HPC Report, 524 Tempe Wick Road, B34/L3](#)

[BOA# 13-20 Inhken, Exhibit, 524 Tempe Wick Road, B34/L3](#)

**OLD BUSINESS—Mr. Flanagan**

Application BOA# 17-18

New York SMSA Limited Partnership d/b/a Verizon Wireless  
8 Millbrook Road, B17/L1, PL Zone  
Applicant requesting variance relief for use, per N.J.S.A.  
40:55D-70(d) for a cell tower.

**Documents**

[BOA #17-18 Verizon, Propagation Parameters & Drive Test Data Supplemental Report \(rec'd 3-9-20\) B17L1, 8 Millbrook Road](#)

[BOA #17-18 Verizon, Email to Ms. Enright, B17L8, 8 Millbrook Road](#)

**Documents from 10/26/20**

[BOA# 17-18 Verizon, Geswelli Letter Enright](#)

[BOA# 17-18 Verizon, Enright Letter to NVVFD 10-16-20](#)

**Documents from 11/18/20**

[BOA# 17-18 Verizon, Letter from Enright to NVVFD dated 11-17-20](#)

**Documents from 12/15/20**

[BOA# 17-18 Verizon, Exhibit Z-1 Scan 700MHz with RSRP labels shown 12-7-2020 v1](#)

[BOA# 17-18 Verizon, Exhibit Z-2 Scan 2100MHz with RSRP labels shown 12-7-2020 v1](#)

**Documents from 1/19/21**

[BOA# 17-18 Verizon, Letter to BOA and Exhibit A-27, Supplemental RF Report, 1-18-21](#)

**OTHER BUSINESS**

**PUBLIC COMMENT**

**ADJOURNMENT**