

HARDING TOWNSHIP BOARD OF ADJUSTMENT
REGULAR ELECTRONIC MEETING MUNICIPAL BUILDING,
7:30 P.M.
APRIL 15, 2021

CALL TO ORDER—Mr. Flanagan

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.

The agenda for the meeting on April 15, 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/join/zoom/register/tJwkcOuvpzIrGdCJYVAWZeqC-QSjnZYg4YEO>

or contact the Board of Adjustment Secretary, Lori Taglairino phone at 973.267.8000 ext. 723 or email at 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. 723 prior to April 15, 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

REGULAR MEETING

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"/>

MINUTES—Mr. Flanagan

March 18, 2021 Minutes

ADMINISTRATIVE—Mr. Flanagan

Ongoing Training

RESOLUTIONS—Mr. Flanagan

Application BOA# 13-20

Gregory & Christine Inhken
524 Tempe Wick Road, B34/L3, RR-Zone

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](#)

Documents from 3/4/21

[BOA# 17-18 Verizon, Exhibit A-28, 3 Photo Sims, 10 5 20 1](#)

[BOA# 17-18 Verizon, Exhibit A-29, 3 Photo Sims, 10 5 20 2](#)

[BOA# 17-18 Verizon, Exhibit A-30, 3 Photo Sims, 10 5 20 3](#)

NEW BUSINESS

Application BOA# 01-21

Abhinov Singh & Catherine Roure

216 Village Road, B12/L20.01, R-1 Zone

Applicant is requesting variance relief for a side setback for
for height due to existing non-conforming lot per
N.J.S.A.40:55D-70(c).

Documents

[BOA# 01-21, Singh, Application and Exhibit, 216 Village Road, B12/L20.01](#)

[BOA# 01-21, Singh, BOH Letter, 216 Village Road, B12/L20.01](#)

[BOA# 01-21, Singh, Photos, 216 Village Road, B12/L20.01](#)

[BOA# 01-21, Singh, Variance and Elevations, 216 Village Road, B12/L20.01](#)

Application BOA# 02-21

Dr. James Wittig

34 Kitchell Road B1/L5 R-1 Zone

Applicant is requesting variance relief for a side setbacks,
building area and lot coverage for proposed additions to
dwelling, patio pool and gazebo as per N.J.S.A.40:55D-70(c).

Documents

[BOA #02-21 Wittig, Application, 34 Kitchell Road, B1/L5](#)

[BOA #02-21 Wittig, Architectural Elevations, 34 Kitchell Road, B1/L5](#)

[BOA #02-21 Wittig, Existing Conditions, 34 Kitchell Road, B1/L5](#)

[BOA #02-21 Wittig, Site Plan, 34 Kitchell Road, B1/L5](#)

[BOA #02-21 Wittig, Engineer Plans, 34 Kitchell Road, B1/L5](#)

Application BOA#03-21

Jack Lankford Wade

203 Blue Mill Road, B4/L27, R-1 Zone

Applicant is requesting variance relief for a side setback for
an accessory structure in front of a dwelling as per
N.J.S.A.40:55D-70(c).

Documents

[BOA# 03-21, Wade, Application, 203 Blue Mill Road, B4/L27](#)

[BOA# 03-21, Wade, Variance Plan, 203 Blue Mill Road, B4/L27](#)

Application BOA# 04-21

Eugene Zhang

46 Laura Lane, B5/L11

Applicant is requesting variance relief for a side setback for as per N.J.S.A.40:55D-70(c).

Documents

[BOA#04-21, Zhang, Application, 46 Laura Lane, B5/L11](#)

[BOA#04-21, Zhang, Variance Plan, 46 Laura Lane, B5/L11](#)

Application BOA# 05-21

Colin and Susie Ford

114 Lees Hill Road, B5/L11

Applicant is requesting variance relief for a side setback for as per N.J.S.A.40:55D-70(c).

Documents

[BOA# 06-21 Ford, Application, 114 Lees Hill Road](#)

[BOA# 06-21 Ford, Variance Plan, 114 Lees Hill Road](#)

[BOA# 06-21 Ford, Elevations, 114 Lees Hill Road](#)

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT