

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

MAY 20, 2021 (Revised 5/13)

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 May 20, 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/tJUlceGprD4qHtLJOa7HP2NXWTuv8JWH6_vt

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 May 20, 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"/>

ADMINISTRATIVE

FDS filing

MINUTES

April 15 and April 22 Minutes

OLD BUSINESS

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](#)

Documents from 5/21

[BOA# 17-18 Verizon, Correspondence with Administration](#)

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](#)

Documents from 5/10 21

[BOA# 01-21, Singh, Letter from Mr. Kowalski, Architect](#)

[BOA# 01-21, Singh, Revised Variance Plan, Elevations and Floor Plan](#)

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).

(Carried until the July meeting)

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). **(Carried until June 17, 2021).**

Documents

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

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

Application BOA# 06-21

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](#)

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

Documents from 5/10/21

[BOA# 06-21, Ford, Revised Elevation and Floor Plan](#)

[BOA# 06-21, Ford, HPC Response](#)

[BOA# 06-21, Ford, Health Department Letter](#)

NEW BUSINESS

Application BOA# 08-21

Steve & Rachel Fleming

508 Spring Valley Road, B11/L5.01, R-1 Zone

Applicant is requesting variance relief for frontage, front and side setbacks and undersized building envelope as per N.J.S.A.40:55D-70(c).

Documents

[BOA# 08-21, Fleming, Application, B11/L5.01, 508 Spring Valley Road](#)

[BOA# 08-21, Fleming, Elevations and Floor Plans, B11/L5.01, 508 Spring Valley Road](#)

[BOA# 08-21, Fleming, Variance Plan, B11/L5.01, 508 Spring Valley Road](#)

[BOA# 08-21, Fleming, Zoning Chart, B11/L5.01, 508 Spring Valley Road](#)

[BOA# 08-21, Fleming, Health Department Letter](#)

Application# BOA# 09-21

Chester & Amanda Van Doren

37 Long Hill Road, B17/L41, RR Zone

Application is requesting variance relief for lot coverage for a patio as per N.J.S.A.40:55D-70(c).

Documents

[BOA# 09-21, Van Doren, Application, B17/L41, 37 Long Hill Road](#)

[BOA# 09-21, Van Doren, Health Department Letter, B17/L41, 37 Long Hill Road](#)

[BOA# 09-21, Van Doren, Variance Plan, B17/L41, 37 Long Hill Road](#)

Application BOA# 10-21

Todd & Tracey Walters

71 Village Road, B16/L13.03, RR Zone

Applicant is requesting variance relief for building area and lot coverage as per N.J.S.A.40:55D-70(c).

Documents

[BOA# 10-21, Walters, Application, B16/L13.03, 71 Village Road](#)

[BOA# 10-21, Walters, Architectural Plans, B16/L13.03, 71 Village Road](#)

[BOA# 10-21, Walters, Health Department Letter, B16/L13.03, 71 Village Road](#)

[BOA# 10-21, Walters, Variance Plan, B16/L13.03, 71 Village Road](#)

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT