

**HARDING TOWNSHIP BOARD OF ADJUSTMENT  
SPECIAL ELECTRONIC MEETING  
MUNICIPAL BUILDING, 6:30 P.M.  
MAY 27, 2021( Revised 5/26/21)**

**CALL TO ORDER**—Mr. Flanagan

**ADEQUATE NOTICE** of this special 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 27, 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/tJ0tc-mhqj0jEtEe1IpYMYakompyzzmVoCql>

or contact the Board of Adjustment Secretary, Lori Taglairino phone at 973.267.8000 ext. 723 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. 723 prior to May 27, 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**

BOA 2020 Annual Report Comments Ready for June Meeting  
FDS Filing Reminder

## **RESOLUTION**

BOA#05-2021 Do Not Exceed for Gary Hall for Purchase Order for Litigation

## **OLD BUSINESS**

### **Application BOA# 06-21**

Colin and Susie Ford

114 Lees Hill Road, B5/L11

Applicant is requesting variance relief for a front 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, Photo Exhibits, 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](#)

[BOA# 10-21, Walters, Exhibit A-1, B16/L13.03, 71 Village Road](#)

[BOA# 10-21, Walters, Exhibit A-2, B16/L13.03, 71 Village Road](#)

[BOA# 10-21, Walters, Exhibit A-3, B16/L13.03, 71 Village Road](#)

#### **OTHER BUSINESS**

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**