

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
ELECTRONIC MEETING
MUNICIPAL BUILDING, 7:30 P.M.
JUNE 17, 2021**

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 June 17, 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/tJErduuqT4pGtFEclwN9vm2lP8scNllobpT>

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 June 17, 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

SCHEDULING & PROCEDURAL MATTERS

Application BOA# 14-20 Donald & Eliza Murphy
49 Meyersville Road, B55/L5
Status update: Pending completeness

RESOLUTIONS

Application BOA# 01-21 Abhinov Singh & Catherine Roure
216 Village Road, B12/L20.01, R-1 Zone

Application BOA# 06-21 Colin and Susie Ford
114 Lees Hill Road, B5/L11

Application BOA# 10-21 Todd & Tracey Walters
71 Village Road, B16/L13.03, RR Zone

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

EXTENSIONS

Application BOA# 1-19 Madeline S. Pitney 2008 Revocable Trust
34 Hunter Drive, B48/L8.01

Application BOA# 09-20 David Cvijic
4 Oxford Lane, B5/L22

OLD BUSINESS

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](#)

Documents from 6/7/2021

[BOA# 09-21, Van Doren, Revised Variance Plan, 6-7-21, 37 Long Hill Road](#)

[BOA# 09-21, Van Doren, Revised Photos, 6-7-21, 37 Long Hill Road](#)

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](#)

Documents from 6/11/2021

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

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

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

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

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](#)

[BOA# 17-18 Verizon, Site Plan 3-4-19 Rev., 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# 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). **(Carried until the July meeting)**

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# 11-21

William Lewis

523 Van Beuren Road, B5/L2, RR Zone

Applicant is requesting an amendment to a prior variance for modification of a non-conforming use as per N.J.S.A.40:55D-70(d) 2. **(Subject to proper noticing for July meeting)**

Application BOA# 7 &12-21

529 Waterfront Properties, LLC

595 Van Beuren Road, B5/L8, RR Zone

Applicant is seeking an appeal of the Zoning Officer decisions for a fence and deer fence as per N.J.S.A.40:55D70(a).

(Subject to proper noticing for July meeting)

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT