

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
SPECIAL MEETING
MUNICIPAL BUILDING, 6:30 P.M.
JULY 15, 2021 (Revised 7/8/21)**

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.

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

REGULAR MEETING

ROLL CALL--Ms. Taglairino

Mr. Boyan	☐	Mr. Maselli	☐	Mr. Symonds	☐
Mr. Addonizio	☐	Mr. Cammarata	☐	Mr. Newlin	☐
Ms. Sovolos	☐	Mr. Rosenbaum	☐	Mr. Flanagan	☐

ADMINISTRATIVE

BOA 2020 Annual Report & Resolution

SCHEDULING & PROCEDURAL MATTERS

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

RESOLUTIONS

<u>Application# BOA# 09-21</u>	Chester & Amanda Van Doren 37 Long Hill Road, B17/L41, RR Zone
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BOA#05-2021 Do Not Exceed for Gary Hall for Purchase Order for Litigation

BOA# 06-2021 Return to In-Person Meetings

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](#)

[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](#)

Documents from 7-1-2021

[BOA# 17-18 Verizon, Letter to BOA 7-1-21](#)

[BOA# 17-18 BOA Storm Water Management Report 7-1-21](#)

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](#)

Documents from 6/22/21

[BOA# 02-21 Wittig, Resubmission Letter](#)

[BOA# 02-21 Wittig, Revised Architectural Plans 6-9-21](#)

[BOA# 02-21 Wittig, Revised Variance Plans 6-18-21](#)

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 August 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# 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](#)

Documents from 7/3/2021

[BOA# 08-21 Fleming, Revised Architectural Plan 7-3-21](#)

NEW BUSINESS

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.

Documents

[BOA#11-21, Lewis, Application, 523 Van Beuren Road, B5/L2](#)

[BOA#11-21, Lewis, Elevations, 523 Van Beuren Road, B5/L2](#)

[BOA#11-21, Lewis, Health Report 523 Van Beuren Road, B5/L2](#)

[BOA#11-21, Lewis, HPC Report, 523 Van Beuren Road, B5/L2](#)

[BOA#11-21, Lewis, Prior Resolution, 523 Van Beuren Road, B5/L2](#)

[BOA#11-21, Lewis, Variance Plan, 523 Van Beuren Road, B5/L2](#)

Application BOA# 13-21

Morris Home Builders, LLC

604 Spring Valley Road, B 3/L3,

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

Documents

[BOA# 13-21, Morris Home Builders, Application, 604 Spring Valley Road, B3/L3](#)

[BOA# 13-21, Morris Home Builders, Survey, 604 Spring Valley Road, B3/L3](#)

[BOA# 13-21, Morris Home Builders, Variance Plan, Floor Plans & Elevations, 604 Spring Valley Road, B3/L3](#)

Application BOA# 14-21

Charles Kilgore and Victoria Hawbecker

82 Sand Spring Road, B22/L1

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

Documents

[BOA# 14-21, Kilgore, Application, 82 Sand Spring Road, B22/L1](#)

[BOA# 14-21, Kilgore, Architectural and Floor Plans, 82 Sand Spring Road, B22/L1](#)

[BOA# 14-21, Kilgore, Revised Zoning Table 7-1-21, 82 Sand Spring Road, B22/L1](#)

[BOA# 14-21, Kilgore, Survey, 82 Sand Spring Road, B22/L1](#)

[BOA# 14-21, Kilgore, Variance Plan, 82 Sand Spring Road, B22/L1](#)

Application BOA# 15-21

Michael Hofmann

34 Blue Mill Road, B16/L26

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

Documents

[BOA# 15-21, Hofmann, Application, 34 Blue Mill Road, B16/L26](#)

[BOA# 15-21, Hofmann, Variance Plan, 34 Blue Mill Road, B16/L26](#)

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT

PLEASE NOTE THAT THE BOARD OF ADJUSTMENT MEETING ENDS AT 11:00 p.m.