

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
SPECIAL MEETING
MUNICIPAL BUILDING, 7:00 P.M.
AUGUST 30, 2021 (Revised 8/24/21)**

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	<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

Budget Discussion
Professional Review Evaluation Forms for September Meeting.
BOA Tree Removal Appeal Remand

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 September meeting).

Application BOA# 16-21

Ronald & Judith Preiss
110 Village Road, B15/L10.03, R-1 Zone
Applicant is requesting variance relief for a front setback for the principal dwelling and a front, side and rear setback for accessory structures, an accessory structure in front of the

principal dwelling, lot coverage and a building envelope as per N.J.S.A.40:55D-70(c). **(Pending Completeness)**

RESOLUTIONS

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

Application BOA# 08-21

Steve & Rachel Fleming
508 Spring Valley Road, B11/L5.01, R-1 Zone

Application BOA# 11-21

William Lewis
523 Van Beuren Road, B5/L2, RR Zone

Application BOA# 15-21

Michael Hofmann
34 Blue Mill Road, B16/L26

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](#)

Documents from 8/19/2021

[BOA# 17-18 Planner Memo Regarding Historic District from 8/19/2021](#)

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 September 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](#)

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 September 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# 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](#)

Documents from 8/19/21

[BOA# 14-21, Kilgore, HPC Response, 82 Sand Spring Road](#)

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT

PLEASE NOTE THAT THE BOARD OF ADJUSTMENT MEETING ENDS AT 10:30 p.m.