

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
SPECIAL MEETING
MUNICIPAL BUILDING, 7:00 P.M.
SEPTEMBER 30, 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.

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"/>

EXECUTIVE SESSION DETERMINATION

Resolution BOA #05-2021

ADMINISTRATIVE

SCHEDULING & PROCEDURAL MATTERS

Application BOA# 14-20

Donald & Eliza Murphy
49 Meyersville Road, B55/L5
Status update: **(Pending completeness)**

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)**

MINUTES

Minutes from July 15, 2021 & August 30, 2021

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# 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](#)

Documents from 9/20/21

[BOA# 14 -21, Kilgore, Letter and Exhibit A& B Revised Plan Options](#)
[BOA# 14 -21, Kilgore, Neighborhood Exhibit](#)

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 October 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 October 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](#)

NEW BUSINESS

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).

DOCUMENTS

[BOA# 7 & 12-21, 529 Waterfront Properties LLC, Application and Supplements, 4-7-21](#)

[BOA# 7 & 12-21, 529 Waterfront Properties LLC, Application and Supplements, 5 -13-21](#)

[BOA# 7 & 12-21, 529 Waterfront Properties LLC, Letter dated 9/17/21, from Lakind](#)

[BOA# 7 & 12-21, 529 Waterfront Properties LLC, Letter dated 9/20/21 from Racioppi](#)

[BOA# 7 & 12-21, 529 Waterfront Properties LLC, Memo dated 9/20/21 from Board Attorney](#)

EXECUTIVE SESSION

Professional Reviews

Review of the Attorney, Planner and Engineer for the Board of Adjustment.

OTHER BUSINESS

PUBLIC COMMENT

ADJOURNMENT

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

PUBLIC COMMENT FOR APPLICATIONS WILL BE LIMITED TO FIVE MINUTES PER PERSON.