

HARDING TOWNSHIP BOARD OF ADJUSTMENT MEETING
MUNICIPAL BUILDING, 7:00 P.M.
NOVEMBER 18, 2021 (Revised 11/15/21)

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.

MASKS ARE SUGGESTED BUT WILL BE REQUIRED IF SOCIAL DISTANCING CANNOT TAKE PLACE.

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

PUBLIC COMMENT MUST BE DONE IN PERSON. NO WRITTEN COMMENTS CAN BE ACCEPTED.

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

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)**

Application BOA#03-21

Jack Lankford Wade
203 Blue Mill Road, B4/L27, R-1 Zone **(Withdrawn)**

Application BOA# 02-21

Dr. James Wittig
34 Kitchell Road B1/L5 R-1 Zone **(Carried to the December meeting).**

MINUTES

Sept. 23, 2021

Sept. 30, 2021 Special Meeting & Executive Session Minutes

Oct. 21, 2021 Minutes

RESOLUTIONS

Resolution BOA# 07-2021

Do Not Exceed Limit for Gary Hall

Application BOA# 7 & 12-21

(Subject to receipt of escrow)

529 Waterfront Properties, LLC

595 Van Beuren Road, B5/L8, RR Zone

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](#)

Documents from 11/8/21

[Memo and Checklist from Board Attorney Outlining Decision Criteria for Cell Tower](#)

PUBLIC COMMENT FOR VERIZON

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](#)

OTHER BUSINESS

ADJOURNMENT

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

The documents linked in the agenda are intended to reflect the principal application documents. They are provided as a courtesy. Please note that it may not be the full file. The complete file is available to review at the Municipal Building, Mon. through Fri. from 8:30 to 3:00. Please arrange the viewing time with the Board Secretary.