

**HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
NOVEMBER 18, 2021
MEETING 7:00 PM**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board Chair, Mr. Flanagan called the meeting of the Board of Adjustment to order at 7:00 and announced that adequate notice of the meeting had been made in accordance with the New Jersey State Open Public Meetings Act and State Executive Order 103.

ROLL

Ms. Taglairino called the roll. It went as follows:

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

Mr. Hall, Board Attorney was available via phone for the resolution approval.

Mr. Fox, Board Engineer, Ms. Mertz, Board Planner and Ms. Taglairino, Board Secretary were present as well.

REGULAR MEETING

ADMINISTRATIVE

Mr. Flanagan announced the following applications are pending completeness:

<u>Application BOA# 14-20</u>	Donald & Eliza Murphy 49 Meyersville Road, B55/L5
-------------------------------	--

<u>Application BOA# 16-21</u>	Ronald & Judith Preiss 110 Village Road, B15/L10.03, R-1 Zone
-------------------------------	--

Mr. Newlin announced that the following applications are carried until the December meeting:

<u>Application BOA# 02-21</u>	Dr. James Wittig 34 Kitchell Road B1/L5 R-1 Zone
-------------------------------	---

MINUTES

Mr. Newlin made a motion to approve the September 23, 2021, September 30, 2021 minutes, the September 30, 2021 Executive Session Minutes and the October 21, 2021 minutes. It was seconded by Ms. Sovolos. On a voice vote all eligible members voted to approve the minutes. Mr. Maselli abstained from the September 23, 2021 minutes. Mr. Addonizio abstained from both sets of the September 30, 2021 minutes and Mr. Flanagan abstained from the October 21, 2021 minutes.

RESOLUTIONS

Resolution BOA# 07-2021

Do Not Exceed Limit for Gary Hall

Mr. Flanagan made a motion to adopt Resolution BOA# 07-2021. The motion was seconded by Mr. Rosenbaum. On a voice vote, all we in favor of approving the resolution.

Application BOA# 7 &12-21

529 Waterfront Properties, LLC
595 Van Beuren Road, B5/L8, RR Zone

Mr. Addonizio recused himself from the meeting for the resolution.

Mr. Newlin made a motion to adopt BOA# 7 &12-21, 529 Waterfront Properties, LLC. The motion was seconded by Ms. Sovolos. A roll call vote went as follows:

For: Mr. Newlin, Mr. Rosenbaum, Mr. Flanagan and Ms. Sovolos

Against: None

OLD BUSINESS

Mr. Addonizio rejoined the meeting

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 NJSA
40:55D-70(d) for a cell tower.

Presenting:

Richard Schneider, Attorney

Mr. Mlenak is acting Board Attorney for this application.

Robert Simon is an objecting attorney for this application.

Dr. Bruce Eisenstein, RFP Specialist

There were changes noted to the Exhibit list.

Mr. Simon called the following clients as witnesses:

Mr. Harsh Bansal of 6 Coppertree Lane
Mr. Michael Koeneke of 22 Coppertree Lane
Mr. David Conine of 7 Lees Hill Road
Mrs. Eunice Conine of 7 Lees Hill Road
Miss Nora Carifa of 7 Lees Hill Road

Mr. Brian McKittrick of 14 Millbrook Road
Ms. Christina McKittrick of 14 Millbrook Road
Mr. James Carifa of 7 Lees Hill Road
Ms. Sara Conine of 7 Lees Hill Road

Public comment was made by the following meeting attendees:

Ms. Fran Frigerio of 10 Primrose Trail
Mr. Chris Gant of 68 Youngs Road
Ms. Kristen Peterson of 24 Lees Hill Road
Mr. Livio Saganic of 32 Millbrook Road
Mr. Bruce Wild of 11 Millbrook Road
Mr. John Wilkerson of 10 Long Hill Road
Mr. Neil O' Donnell of 28 Millbrook Road
Mr. Steve Schade of 960 Mt. Kemble Ave.
Ms. Jane Riley of 17 Youngs Road

Ms. Rosemary Dangler of Summit, NJ
Ms. Mary Prendergast of 618 Van Beuren Road
Ms. Sarit Katz of Long Hill Road
Mr. Jeffrey Flamme of 5 Village Road
Ms. Elizabeth Kramer of 51 Fox Hunt Road
Mr. Mark DiMonica of Madison, NJ
Ms. Aja Blanco of 14 Lees Hill Road
Mr. Brian Riley of 68 Youngs Road
Mr. Peter Finkle of Sand Spring Road

Mr. Simon and Mr. Schneider gave their summations

The application is carried until the December 16, 2021 meeting with an extension of the FCC Shot Clock.

A transcript of the testimony is appended to the minutes.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 11:52.

Lori Taglairino

Respectfully submitted by Lori Taglairino, Board of Adjustment Secretary