

**HARDING TOWNSHIP BOARD OF ADJUSTMENT MINUTES
SPECIAL MEETING
APRIL 22, 2021
7:30 PM**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Board Chair, Mr. Flanagan called the special meeting of the Board of Adjustment to order at 7:30 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(7:35) | Ms. Sovolos | Present | Mr. Boyan | Present |
| Mr. Rosenbaum | Present | Mr. Symonds | Present | Mr. Flanagan | Present |

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

REGULAR MEETING

ADMINISTRATIVE—Mr. Flanagan

Memo Regarding Accessory Residences

Ms. Mertz gave background regarding a memo from Heyer Gruel addressing concerns over accessory residences.

Mr. Newlin noted his objection to the memo due to lack of facts and data. He noted that the memo should go through the Planning Board process. Mr. Newlin noted the omission of this information while hearing the most recent application.

NEW BUSINESS

Application BOA# 01-21

Abhinov Singh & Catherine Roure
216 Village Road, B12/L20.01, R-1 Zone

Presenting:

Abi Singh, Owner
Steven Kowalski, Architect

Mr. Hall swore in Mr. Singh and Mr. Kowalski

Mr. Rosenbaum recused himself.

- Mr. Singh stated that the renovation is due to the fact that a tree fell through the roof of the house.
- Mr. Singh noted that they are proposing to expand the top attic floor of the house which is one of the reasons for a variance.
- Mr. Singh noted that they are seeking a side setback variance as well.
- Mr. Singh noted that the house will not exceed the maximum 35 foot height requirement.
- Mr. Flanagan noted that the concern is the “3rd story” variance.
- Mr. Fox explained the ordinance pertaining to a “3rd story”.
- Mr. Kowalski noted that the present plans are proposing 73% habitable space where less than 60% is allowed.
- Mr. Maselli noted that changing the roof can reduce the bulk and reduce the square footage in the attic.
- There was a discussion about modifying the roof line.
- The Board suggested that the applicant consider revising the plan to eliminate the variance for the 3rd story.
- The application is carried until May 20, 2021 with no further notice.

Mr. Rosenbaum rejoined the meeting.

Application BOA# 02-21

Dr. James Wittig
34 Kitchell Road B1/L5 R-1 Zone

Presenting:

Simone Calli, Attorney

James Wittig, Owner

Peter Korzen, Engineer

Dr. Wittig and Mr. Korzen were sworn in for testimony.

- Ms. Calli noted that Dr. Wittig is seeking 7 variances for several renovations to his home,
- Ms. Calli noted that Dr. Wittig is proposing to build a pool, gazebo, 2 small additions, a patio and walkways and a cooking area in the back yard.
- Ms. Calli noted the constraints to his property.
- Ms. Calli suggested a site inspection.
- Mr. Korzen presented the existing conditions on the 2 acre property and then proposed conditions. The property is situated in two townships.
- Dr. Wittig gave testimony about the neighborhood to acclimate the Board members.
- Mr. Korzen explained the additions of a gym, patio, gazebo, pool and sun room. He noted there would be stormwater management.
- Mr. Newlin noted the lot coverage numbers even on a 3 acre lot would still be over the 3% allowable.
- Mr. Newlin requested a site inspection.
- Dr. Wittig noted the existing streetscape on Kitchell Road.
- Mr. Flanagan scheduled a site inspection for May 1, 2021 at 9:00am.

The Board took a break from 9:25 to 9:30.

Ms. Taglairino called the roll after the break. All members were present.

Application BOA#03-21

Jack Lankford Wade
203 Blue Mill Road, B4/L27, R-1 Zone

Presenting:

Jack & Jamie Lankford Wade, Owners

Mr. and Mrs. Wade were sworn in for testimony.

- Mr. Wade presented a proposed plan for a 38K generator in front of the existing dwelling near the existing utilities in a side setback.
- There was a discussion about alternative locations and possibly behind or on the side of the dwelling.
- A site inspection was scheduled for May 1, 2021 at 10:00am.

Application BOA# 04-21

Eugene Zhang
46 Laura Lane, B5/L11

Presenting:

Yuxin Zhang, Owner

- Mr. Zhang presented a proposed plan for an 80K generator in a 75 foot side setback.
- There was discussion over alternative locations.
- The property lies in two municipalities.
- Wetlands were noted on the property.
- The Board had concerns over the size of the unit in the setback.
- The Board suggested the relocation of the unit to the back of the house to comply or to shrink the size of the unit to comply.

Application BOA# 05-21

Colin and Susie Ford
114 Lees Hill Road, B5/L11

Presenting:

Nicole Magdziak, Attorney

Patrick Burke, Architect

Ryan Smith, Engineer

Colin Ford, Owner

Mr. Smith and Mr. Burke were sworn in for testimony.

- Mr. Smith presented a plan with the existing conditions on the property.
- Mr. Smith presented a proposal for a rear addition to the dwelling.
- Mr. Smith noted that both the lot coverage and building coverage will be below the maximum.
- Mr. Smith noted that the entirety of the structures are all in the front yard setback.
- Mr. Smith noted the improvements are the rear addition, a patio and the addition of a ½ bath in one of the barn structures to serve a home office.

- Mr. Burke presented the proposal of the ½ bath in the barn. He testified that the applicant will not use this as a dwelling.
- Ms. Magdziak noted that there is no kitchen or bathing facilities in the barn.
- Mr. Burke presented the elevations and layout.
- Ms. Magdziak note Exhibits, photos of the dwelling, structures and property.
- Mr. Hall raised the question of the fence and its proximity to the County right-of-way.
- A site inspection was schedule for May 1, 2021 at 10:30.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Flanagan adjourned the meeting at 11:00.

Lori Taglairino

Respectfully submitted by Lori Taglairino, Board of Adjustment Secretary