

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING, 7:00 P.M.
JUNE 16, 2022 (Revised 6/15/22)**

CALL TO ORDER—Mr. Flanagan

ADEQUATE NOTICE of this 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.

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:

<u>Application BOA #18-21</u>	529 Waterfront Properties, LLC 595 Van Beuren Road, B5/L8 Appeal of Tree Officer Decision (Pending Notice)
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<u>Application BOA# 14-20</u>	Donald & Eliza Murphy 49 Meyersville Road, B55/L5 (Adjourned to the July 21, 2022 meeting).
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<u>Application BOA# 16-21</u>	Ronald & Judith Preiss 110 Village Road, B15/L10.03, R-1 Zone (Adjourned to the July 21, 2022 meeting).
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<u>MINUTES</u>	May 10, 2022 and May 31, 2022
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RESOLUTIONS

<u>Application BOA# 01-22</u>	Jason & Debra Fowler 66 Anthony Wayne Road, B26.01/L21, R-1 Zone
<u>Application BOA# 17-18</u>	New York SMSA Limited Partnership d/b/a Verizon Wireless 8 Millbrook Road, B17/L1, PL Zone

OLD BUSINESS

Application BOA# 02-22

Daniel Cotter & Caren Khoo

566 Tempe Wick, B34/L8, R-R Zone

Applicant is requesting variance relief for a side setback and expansion of a non-conforming structure as per N.J.S.A.40:55D-70(c) and a conditional use variance for a proposed accessory structure as per N.J.S.A.40:55D-70(d).

DOCUMENTS

[BOA# 02-22, Cotter/Khoo, Application, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Elevations, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Variance Plan 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, HPC Report, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Planner Report, 566 Tempe Wick Road](#)

DOCUMENTS FROM 5/9/2022

[BOA# 02-22, Cotter/Khoo, Resubmission Correspondence, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Revised Variance and Architectural Plans 5-9-22, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Revised Zoning Table 5-6-22, 566 Tempe Wick Road](#)

DOCUMENTS FROM 6/6/22

[BOA# 02-22, Cotter/Khoo, Letter dated. 5/6/22, 566 Tempe Wick Road](#)

[BOA# 02-22, Cotter/Khoo, Zoning Plan Exhibit A-3, 566 Tempe Wick Road](#)

Application BOA# 04-22

Kunal Singh

95 Pleasantville Road, B15/L21.04, R-1 Zone

Applicant is requesting variance relief for a front setback and expansion of a non-conforming structure as per N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA# 04-22, Singh, Application and Photos, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Variance Plan and Elevations, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, HPC and Health Dept. Report, 95 Pleasantville Road](#)

DOCUMENTS FROM 6/6/22

[BOA# 04-22, Singh, Letter dated 6/3/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Zoning Table dated 6/3/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Variance Plans dated 6/2/22, 95 Pleasantville Road](#)

DOCUMENTS FROM 6/9/22

[BOA# 04-22, Singh, Letter dated 6/9/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Revised Zoning Table dated 6/8/22, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Exhibit A-2 Variance Plan, 95 Pleasantville Road](#)

[BOA# 04-22, Singh, Exhibit A-3 Kennel Plan, 95 Pleasantville Road](#)

Application BOA# 16-18

Phil Poto
52 Blue Mill Road, B16/L20
Discuss plans and process.

NEW BUSINESS

Application BOA# 05-22

Grant & Meghan Wentworth
29 Sand Spring Lane, B 22/L3
Applicant is requesting variance relief for height as per
N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA# 05-22, Wentworth, Application, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, HPC Report, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, Architectural plans, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, Survey, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, Variance Plans, 29 Sand Spring Lane](#)

DOCUMENTS FROM 6/10/22

[BOA# 05-22, Wentworth, Health Department Report, 29 Sand Spring Lane](#)

DOCUMENTS FROM 6/15/22

[BOA# 05-22, Wentworth, A-1 Aerial Exhibit, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, A-2 Site Plan Exhibit, 29 Sand Spring Lane](#)
[BOA# 05-22, Wentworth, A-3 Elevations and Photos Exhibit, 29 Sand Spring Lane](#)

Application BOA# 06-22

John & Joy Dalena
204 Blue Mill Road, B9/3.01
Applicant is requesting variance relief for a front setback,
building coverage, lot coverage and existing non- conforming
structure as per N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA# 06-22, Dalena, Application, 204 Blue Mill Road](#)
[BOA# 05-22, Dalena Health Department Letter, 29 Sand Spring Lane](#)
[BOA# 05-22, Dalena, Variance Plan and Elevations, 29 Sand Spring Lane](#)
[BOA# 05-22, Dalena, HPC Report, 29 Sand Spring Lane](#)

Application BOA# 16-21
(Carried to 7/21/22)

Ronald & Judith Preiss
110 Village Road, B15/L10.03, R-1 Zone
Applicant is requesting variance relief for a front setback of the
principal dwelling, 7 setbacks for accessory structures, 2
variances for accessory structures in front of a principal
dwelling, building coverage, and lot coverage as per
N.J.S.A.40:55D-70(c). The applicant is also seeking a variance

as per the Harding Township Code 225-116.Q(2) for driveway gates and pillars.

DOCUMENTS

[BOA# 16-21, Preiss, Application and Zoning Table, 110 Village Road](#)

[BOA# 16-21, Preiss, Variance Plan, 110 Village Road](#)

[BOA# 16-21, Preiss, Health Review, 110 Village Road](#)

OTHER BUSINESS

ADJOURNMENT

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

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. Also note that the application links expire upon decision of an application. The complete file is available to review at the Municipal Building, Mon. through Fri. from 8:30 to 3:00. Please arrange an appointment with the Board Secretary.