

**HARDING TOWNSHIP BOARD OF ADJUSTMENT  
REGULAR MEETING  
MUNICIPAL BUILDING, 7:00 P.M.  
SEPTEMBER 15, 2022 (Revised 9/13/22)**

**CALL TO ORDER**—Mr. Flanagan

**PLEDGE OF ALLEGIANCE**—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# 16-21</u>	Ronald & Judith Preiss 110 Village Road, B15/L10.03, R-1 Zone <b>(Adjourned until October 20, 2022 meeting).</b>
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<u>Application BOA #18-21</u>	529 Waterfront Properties, LLC 595 Van Beuren Road, B5/L8 Appeal of Tree Officer Decision <b>(Adjourned until October 20, 2022 meeting).</b>
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<b>BUDGET:</b>	Approve 2023 BOA Budget
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<b><u>MINUTES</u></b>	August 2, 2022 and August 18, 2022
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**RESOLUTIONS**

<u>Application BOA# 04-22</u>	Kunal Singh 95 Pleasantville Road, B15/L21.04, R-1 Zone
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## **EXTENSION**

Application BOA# 14-21

Charles Kilgore & Victoria Hawbecker  
82 Sand Spring Road, B22/L1

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## **OLD BUSINESS**

Application BOA# 14-20

Donald & Eliza Murphy  
49 Meyersville Road, B55/L5  
Applicant is requesting variance relief for a front setback as per N.J.S.A.40:55D-70(c), a temporary d(1) variance as per N.J.S.A.40:55D-70(d)(1) and a temporary d(3) conditional use conditional use variance as per N.J.S.A.40:55D-70(d) (3).

### **DOCUMENTS**

[BOA# 14-20, Murphy, Application, Zoning Denial and Zoning Table, 49 Meyersville Road](#)  
[BOA# 14-20, Murphy, Additional Documents, 49 Meyersville Road](#)  
[BOA# 14-20, Murphy, Variance Plan and Elevations, 49 Meyersville Road](#)  
[BOA# 14-20, Murphy, Planner Report, 49 Meyersville Road](#)  
[BOA# 14-20, Murphy, Technical Review Report 5/18/22](#)

### **DOCUMENTS FROM 9/15/22**

[BOA# 14-20, Murphy, Letter from Schommer, 49 Meyersville Road](#)

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Application BOA# 16-18

Phil Poto  
52 Blue Mill Road, B16/L20  
Applicant is requesting variance relief for a front setback, and building area as per N.J.S.A.40:55D-70(c)

### **DOCUMENTS**

[BOA# 16-18, Poto Amendment, Application, 52 Blue Mill Road](#)  
[BOA# 16-18, Poto Site Plan & Architecturals, 52 Blue Mill Road](#)  
[BOA# 16-18, Poto Zoning Table, 52 Blue Mill Road](#)

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## **NEW BUSINESS**

Application BOA #18-21

529 Waterfront Properties, LLC  
595 Van Beuren Road, B5/L8  
Appeal of Tree Officer Decision

### **DOCUMENTS FROM 7/11/22**

[BOA# 18-21, 529 Waterfront Properties, LLC, Brief dated 6/23/22](#)

### **DOCUMENTS FROM 9/15/22**

[BOA# 18-21, 529 Waterfront Properties, LLC, Memo from Board Attorney dated 2/18/22](#)

[BOA# 18-21, 529 Waterfront Properties, LLC, Racioppi Letter dated 8/12/22](#)  
[BOA# 18-21, 529 Waterfront Properties, LLC, Lakind Document dated 8/1/22](#)

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Application BOA # 08-22

Ryan & Carolyn Bott  
112 Jenks Road, B25/L30, R-3 Zone  
Applicant is requesting variance relief for expansion of a  
non-conforming structure as per N.J.S.A.40:55D-70(c)

DOCUMENTS

[BOA #08-22 Bott, Cover Letters and Application, dated 9/1/22, 112 Jenks Road](#)  
[BOA #08-22 Bott, Variance Plans and Architecturals dated 8/30/22, 112 Jenks Road](#)  
[BOA #08-22 Bott, Photos, 112 Jenks Road](#)

**OTHER BUSINESS**

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 Thurs. from 8:30 to 3:00. Please arrange an appointment with the Board Secretary.