

**HARDING TOWNSHIP BOARD OF ADJUSTMENT
REGULAR MEETING
MUNICIPAL BUILDING, 7:00 P.M.
OCTOBER 20, 2022 Revised 10/20**

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

Announce Executive Session

SCHEDULING & PROCEDURAL MATTERS:

<u>Application BOA # 08-22</u>	Ryan & Carolyn Bott 112 Jenks Road, B25/L30, R-3 Zone (Withdrawn)
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<u>MINUTES</u>	None
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RESOLUTIONS

<u>Application BOA# 14-20</u>	Donald & Eliza Murphy 49 Meyersville Road, B55/L5
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<u>Application BOA# 16-18</u>	Phil Poto 52 Blue Mill Road, B16/L20
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<u>Resolution BOA# 10-2022</u>	Do Not Exceed for Steve Mlenak
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NEW BUSINESS

<u>Application BOA# #07-22</u>	Rick & Caroline Michalak 229 Blue Mill Road, B4/L4 Applicant is requesting variance relief for a front and side setbacks of N.J.S.A.40:55D-70(c).
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DOCUMENTS

[BOA# 07-22, Michalak, Application, 229 Blue Mill Road](#)

[BOA# 07-22, Michalak, Elevations and Plans, 229 Blue Mill Road](#)

Application BOA# #09-22

Granville & Susan Conway

93 Village Road, B16/15

Applicant is requesting variance relief for a front and side setbacks of N.J.S.A.40:55D-70(c).

DOCUMENTS

[BOA# 09-22, Conway, Application, 93 Village Road](#)

[BOA# 09-22, Conway, Plans and Elevations, 93 Village Road](#)

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 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](#)

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](#)

RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION--Mr. Flanagan

Resolution BOA# 11-2022

Resolution to Adjourn into Executive Session

EXECUTIVE SESSION AGENDA

ROLL CALL

LITIGATION:

- New York SMSA Limited Partnership d/b/a Verizon Wireless v. The Township of Harding, New Jersey and the Zoning Board of Adjustment of the Township of Harding, New Jersey

ADJOURN INTO EXECUTIVE SESSION—Mr. Flanagan

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.