

PLANNING BOARD MINUTES
REGULAR MEETING
MAY 21, 2018

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Planning Board Chair, Peter Saulnier, called the meeting to order at 7:31 and announced that adequate notice of this meeting had been made to the Daily Record and Observer Tribune. Notice was posted on the bulletin board in the Township Hall on Blue Mill Road in Harding, New Jersey, and filed with the Township Clerk.

REGULAR MEETING

ROLL CALL

The roll was called by Ms. Taglairino. The following were present:

Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Clew and Mr. dePoortere.

Mr. Hall, the Board Attorney, Paul Fox, the Board Engineer and Lori Taglairino, the Board Secretary were also present.

MINUTES

A motion was made by Mr. Clew to approve the April 23, 2018 minutes with amendments. It was seconded by Mr. Edgar. On a voice vote all eligible members were in favor of approving the April 23, 2018 minutes with the approved amendments.

RESOLUTIONS

Application PB# 01-18

David and Lisa Welsh
10 Griffin Lane, B 7, L 1.02, RR Zone

Mr. dePoortere made a motion to approve the Resolution PB# 01-18 subject to clarifying the height and receiving Board of Health approvals. It was seconded by Mr. Edgar. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, and Mr. dePoortere.

Against: None.

ADMINISTRATIVE REPORTS

TC-10-2018 Amendment to the term "story" and 'story and a half'

Mr. dePoortere made a motion approving the revision of the draft ordinance TC-10-2018 for consistency with the Master Plan. It was seconded by Mr. Clew. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Clew, and Mr. dePoortere.

Against: None.

A memorandum will be sent to the Administrator noting the Board's approval for consistency with the Master Plan.

TC-11-2018 Zoning Permit Requirements

Mr. Clew made a motion approving the draft ordinance TC-11-2018 for consistency with the Master Plan. It was seconded by Mr. Edgar. A roll call vote went as follows:

For: Mr. Saulnier, Mr. Modi, Mr. Jones, Mr. Chipperson, Mr. Edgar, Ms. Claytor, Mr. Bjorkedal, Mr. Clew, and Mr. dePoortere.

Against: None.

A memorandum will be sent to the Administrator noting the Board's approval for consistency with the Master Plan.

SUBCOMMITTEE UPDATES

Advisory Review

- Mr. Clew reported that they met May 21, 2018 to discuss the exemption for building area for accessory structures that contribute to rural character. The ARC discussed options to address this issue.

Water and Environmental

- Mr. Chipperson reported that Water and Environment had not met but that he was doing research and found a recent article on septic technology that he would submit to the Board.

Development Review

- No report.

LIAISON REPORTS

Board of Adjustment

- Mr. Hall reported that they approved an application for a setback.
- Mr. Hall reported that there was a subdivision with a use variance before the BOA. He noted there would be a Site Inspection on June 16, 2018.

Environmental Commission

- Mr. Clew noted that the EC is reviewing the Hunting Policy and is soliciting feedback on the policy. He reported that the EC will make recommendations to the TC before hunting season.

HOST

- Mr. Dietz was not present.

Historic Preservation Commission

- Ms. Claytor reported that the HPC had a discussion regarding the impact of a cell tower in the Historic District with an engineer representing the possible cell tower.

CPAC

- Mr. dePoortere enthusiastically informed the Board of the upcoming Memorial Day Parade.

Township Committee

- Mr. Modi reported that the TC introduced the two ordinances discussed by the Board.
- Mr. Modi noted that the First Aid Squad is looking for volunteers.

NEW BUSINESS

There was a discussion about the Memorandum from the HPC regarding Floor Area Ratio. This topic will be further discussed at the next meeting with the Planner.

OLD BUSINESS

Application PB# 02-17/4-10

GHK Realty II and GHK Realty III, LLC
655 & 665 Spring Valley Road, B4/L 21&21.01
(No action, incomplete)

OTHER BUSINESS

Mr. Saulnier noted that he spoke to the Planner and that revising the Open Space tables is a much bigger job than originally anticipated. The PB and administration is waiting for a quote before proceeding.

Master Plan Hearing on Proposed Amendments to Open Space Tables
(Carried until the June 25, 2018 meeting.)

ADJOURNMENT

The meeting was adjourned at 8:45

Respectfully Submitted by

Lori Taglairino, Planning Board Secretary