

**PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**JULY 23, 2018**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Planning Board Chair, Peter Saulnier, called the meeting to order at 7:35 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. Jones, Ms. Claytor, Mr. Clew, Mr. Dietz, Mr. Schleifer, Mr. Edgar, and Mr. Modi

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

**MINUTES**

A motion was made by Mr. Jones to table the June 25, 2018 minutes in order to append memorandums regarding Ordinances TC 06- 2018 and TC 13-2018 to the minutes. It was seconded by Mr. Clew. On a voice vote all eligible members were in favor of tabling the minutes until the August meeting.

**RESOLUTIONS**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

**EXTENSION**

Application PB# 04-2016

Alan and Benjamin Franklin  
61 Village Road, B16, L13  
Minor Subdivision, Extension

Presenting:  
James Wyse, Attorney

- Mr. Wyse made a request for an extension of this application until January 3, 2019.
- Mr. Wyse noted that the applicants received long awaited County approval for the driveway access.

Mr. Clew made a motion to approve the request for an extension. It was seconded by Mr. Jones. A roll call vote went as follows:

For: Mr. Clew, Mr. Modi, Mr. Dietz, Mr. Edgar, Mr. Jones, Mr. Schleifer, Ms. Claytor and Mr. Saulnier.

Against: None.

## **ADMINISTRATIVE REPORTS**

Mr. Saulnier noted that the Planner composed a report regarding FAR that will be discussed at the next meeting. The report was distributed to the Board members for their review. He also noted that the HPC will be invited to comment on this topic at the next meeting.

## **SUBCOMMITTEE UPDATES**

### Advisory Review

No report.

### Water and Environmental

No report.

### Development Review

No report.

## **LIAISON REPORTS**

### Board of Adjustment

- Mr. Schleifer reported that the BOA the Simon Subdivision.
- Mr. Schleifer reported that the application for setbacks for 11 Holly Hill Road was approved.
- Mr. Schleifer reported that the application for 6 Village Road presented revised plans that reduced their FAR and the Board approved their application.
- Mr. Schleifer noted that the SYAS application is revising plans and will re-notice for the August meeting.
- Mr. Schleifer reported that 37 Long Hill Road was approved for a temporary use variance to live in their existing home while construction their new dwelling.
- Mr. Schleifer reported that 10 Griffin Lane presented an application for conditional use for height. He noted this was the same application that the Planning Board had heard and approved with the condition of verifying the height. It was discovered that the height exceeded the ordinance limit of 25 ft. and was then brought to the BOA. It was approved by the BOA.
- Mr. Schleifer reported that 5 Willow Acres Lane was approved for an application that the Board had approved several years ago. The applicants had let the resolution expire and sought to finish the project.

#### Environmental Commission

No report.

#### HOST

No report.

#### Historic Preservation Commission

- Ms. Claytor reported that the HPC issued a Demolition Delay for 37 Long Hill Road.

#### CPAC

No report.

#### Township Committee

- Mr. Modi reported that the TC passed Ordinance TC 06-2018 for the TH-1 Zone.
- Mr. Modi reported that Harding hired a new police officer.
- Mr. Modi noted that there was public questions and comments and concerns regarding the TH-1 Zone and the potential future project affiliated with the property.

#### **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)**

Mr. Saulnier requested an update on this application.

#### **OTHER BUSINESS**

Master Plan Hearing on Proposed Amendments to Open Space Tables  
**(Carried until the August 27, 2018 meeting.)**

#### **ADJOURNMENT**

The meeting was adjourned at 8:35

Respectfully Submitted by

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Lori Taglairino, Planning Board Secretary