

**BOROUGH OF FAR HILLS**  
Planning Board Meeting  
**MINUTES**  
November 5, 2018

**CALL TO ORDER & FLAG SALUTE**

Chairman Rochat called the meeting to order at 7:00 p.m. in the Far Hills Municipal Building. The Chairman read the Open Public Meetings statement in accordance with the law.

**Roll Call:**

***Present: Vice Chairman Robert Lewis, Kevin Welsh, Chairman Tom Rochat, Mayor Paul Vallone, Debra Ross, Cheryl Devine, and Marilyn Layton***

***Also Present: Susan Rubright, Board Attorney, Planner David Banisch and Trina Lindsey, Board Secretary***

***Absent: Councilwoman Sheila Tweedie, John Lawlor and Gerrie McManus***

**MINUTES**

October 1, 2018

On a motion by Debra Ross, seconded by Marilyn Layton and a majority voice vote, the minutes were approved.

October 9, 2018

On a motion by Mayor Vallone, seconded by Debra Ross and a majority voice vote, the minutes were approved.

**BILL LIST**

November 2018

Board Secretary Lindsey briefly reviewed the bill list and escrow accounts with the board.

On a motion by Debra Ross, seconded by Kevin Welsh and a majority roll call vote, the bill list was approved.

**CORRESPONDENCE:**

Correspondence received from Attorney Christopher Quinn regarding Union Hook & Ladder/Far Hills Bedminster Fire Department. The letter is requesting to withdraw the application without prejudice.

Attorney Susan Rubright stated to the board that the board could, if they wish, accept the request for withdrawal without prejudice. Ms. Rubright explained to the board that the applicant will need to submit a new application if they choose to in the future along with the appropriate fees.

Chairman Rochat accepted a motion to withdraw the application without prejudice. On a motion by Vice Chairman Lewis, seconded by Debra Ross and a majority roll call vote, the application was withdrawn without prejudice.

## **APPLICATION**

### **Far Hills Bedminster Fire Department**

Block 15, Lot 3

Preliminary and Final Site Development Plan Approval

Correspondence received from Ferriero Engineering dated December 27, 2017

Carried to November 5, 2018 Notice Required

The application has been withdrawn without prejudice.

### **A&D Kitchens, LLC**

Block 15, Lot 4

Change of Occupancy

Anthony Melillo was present representing the applicant. Mr. Melillo explained to the board that this property is the red Victorian building on the corner of Route 202 & Dumont, where Jardiniere Fine Flowers was previously located. Mr. Melillo stated that the space is suite 100, located on the first floor and is 860 sq. ft. Mr. Melillo explained to the board that the proposed business is a one employee business. There will be no business vehicles on site other than the owner's personal vehicle. The hours of operation will be Monday – Friday 9:00am – 5:00pm. Mr. Melillo explained that some patrons will occasionally visit the office, but most of the business is conducted off site at the client's locations. One parking space for the owner and one to two parking spaces for patrons is proposed.

Debra Ross asked if there will be new signs for the proposed business. Mr. Melillo responded stating that the current signs will be re-messaged, and that a sign permit will be applied for with the Zoning Officer.

John Lawlor joined the meeting at 7:14pm

Cheryl Devine asked how many tenants are in the building. Mr. Melillo responded that there are currently two tenants upstairs and will eventually have two downstairs. Mr. Melillo stated that both suites on the first floor were both previously occupied by Jardiniere Fine Flowers, but the proposed tenant will only occupy suite 100.

Mayor Vallone asked about deliveries to the site. Mr. Melillo stated that the owner will only receive deliveries to create her storyboard. No materials are delivered to the site; all deliveries go to the client's locations.

Vice Chairman Lewis asked if the business is an existing business. Mr. Melillo stated that the owner has been in business for 17 years out of her home in Chester and no longer wishes to operate the business out of her home.

The board members and the board professionals, David Banisch and Susan Rubright discussed having conditions of the approving resolution that the owner must park her vehicle on site, and

that no fabricating will be done on site as well as no storage of cabinetry on site.

With no further questions or comments from the board and professionals and with no questions or comments from the public; Chairman Rochat accepted a motion to approve the application for a Change of Occupancy.

On a motion by Debra Ross, seconded by Vice Chairman Lewis and a majority roll call vote, the application was approved.

#### **ZONING UPDATE**

The Zoning memo from the Zoning Officer, Kim Coward, was reviewed by the board and professionals.

#### **BOARD MEMBER COMMENT**

Chairman Rochat discussed the program that Debra Ross discussed with the board in regards to closing out open permits prior to the sale of a home. Debra Ross will provide information to the board of what other local towns have.

#### **COAH UPDATE**

David Banisch and Mayor Vallone gave a brief update stating that the Borough has signed the agreement and will go to court for a fairness hearing in December which may carry to January as well. Compliance documents and ordinances will be put in place once the fairness hearing is approved, and things will begin to pick up for the Planning Board in approximately the 2<sup>nd</sup> Quarter of 2019.

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Motion by Mayor Vallone, seconded by Debra Ross and a majority voice vote, the meeting adjourned at 7:50pm.

Respectfully submitted,



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Trina Lindsey  
Planning Board Secretary

**APPROVED: 1/7/19**