

BOROUGH OF FAR HILLS
Planning Board Special Meeting
Site Visit – Ryan Property
MINUTES
February 23, 2019

CALL TO ORDER

Vice Chair Tom Rochat called the meeting to order at 9:00 a.m. at 211 Pennbrook Road, Far Hills, NJ. Mr. Rochat read the Open Public Meetings statement in accordance with the law.

Roll Call:

Present: Kevin Welsh, Debra Ross, Vice Chairman Tom Rochat, Councilwoman Sheila Tweedie, Mayor Paul Vallone and Marilyn Layton

Also Present: Susan Rubright, Board Attorney, and Planner David Banisch

SITE VISIT

Ryan Property

Block 3, Lot 20

211 Pennbrook Road

Interpretation application

Ronald Kennedy of Gladstone Design was present with the applicants Rod and Diane Ryan. Mr. Kennedy and Mr. Ryan took the board members walked the board members and professionals who were present at the site visit through the barn which is the accessory structure in question.

Mr. Kennedy was sworn in by Attorney Rubright. Mr. Kennedy stated that nothing has been changed or will change to the exterior of the building. New windows have been installed, the roof has been replaced, but nothing has been added or expanded to the exterior structure. Mr. Kennedy pointed out to the board members where original wood was in the structure, the dormers are the same, etc.

Mr. Kennedy and the board members walked through the first floor where Mr. Kennedy pointed out the location of the stables, the main area, and the bathroom which was replaced where an existing bathroom already was.

Rod Ryan spoke to the condition of the barn when the property was purchased stating that the main house was in need of some repair which was completed. Mr. Ryan stated that once the main house was completed they began construction on the carriage house/barn. Mr. Ryan stated that there was evidence on the second floor of the barn that at some unknown point it was occupied as a residence with three bedrooms.

Mr. Kennedy and the Ryan's then proceeded to take the board members and the professionals to the second floor space where Mr. Kennedy reviewed the plans to convert the space from the original three bedroom design to a two bedroom design with a common living room area. Mr. Kennedy also pointed out original wood on the second floor and what was new walls that had

been constructed.

Mr. Banisch stated that the applicant is seeking approval from the board to find that the structure is a legally non-conforming use with the second floor being used as residential. Mr. Banisch commented that the board should consider the reduction in the number of bedrooms from three bedrooms to two bedrooms and that the use existed prior to the Borough's Zoning Ordinances.

Ms. Rubright and the board discussed the applicant's noticing for the April meeting and returning to the board in April.

PUBLIC COMMENT

None

ADJOURNMENT:

The special meeting was adjourned by a motion of Kevin Welsh, seconded by Tom Rochat at 9:40am

Respectfully submitted,



Trina Lindsey
Planning Board Secretary

APPROVED: 05/06/19