

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
December 7, 2020
VIA ZOOM VIRTUAL MEETING

CALL TO ORDER

Chairman Lewis called the virtual meeting to order at 7:03 p.m. and read the open public meetings statement in accordance with the law. Those present stood for the pledge of allegiance.

ROLL CALL:

Present: Chairman Robert Lewis, Vice Chairman Tom Rochat, Mayor Paul Vallone, Councilwoman Sheila Tweedie, Kevin Welsh, Marilyn Layton, Richard Rinzler and Suzanne Humbert, Alt. #2

Also Present: Susan Rubright, Board Attorney, David Banisch, Borough Planner, Steve Bolio, Borough Engineer, Joseph Sordillo, Borough Attorney and Shana L. Goodchild, Secretary

Absent: John Lawlor, Alt. #1

Chairman Lewis welcomed new Board member, Suzanne Humbert. Ms. Humbert recited the Oath of Office.

There were approximately seven (7) audience members present.

BILL LIST

- December 7, 2020

Ms. Goodchild provided an update on various escrow accounts that were brought current. There being no questions or comments, a motion was made by Councilwoman Tweedie, seconded by Vice Chairman Rochat to approve the December 7, 2020 Bill List as presented. The motion carried by the following roll call vote:

Roll Call:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler, Mr. Welsh, Ms. Layton, Ms. Humbert and Chairman Lewis

Those Opposed: None

MINUTES

- November 2, 2020 Regular Meeting

Vice Chairman Rochat made a motion to approve the minutes of November 2, 2020 for content and release. Mr. Rinzler seconded the motion. All were in favor.

RESOLUTIONS

- **Resolution No. 2020-24** – Appl. No. PB2020-12, Block 15, Lot 8 – Precise Publications, LLC
Those eligible: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler and Chairman Lewis

Attorney Rubright provided a brief overview of the draft resolution. There being no questions, Mr. Rinzler made a motion to adopt Resolution No. 2020-24. Vice Chairman Rochat seconded the motion. The motion carried by the following roll call vote:

Roll Call:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler and Chairman Lewis

Those Opposed: None

Abstained: Mr. Welsh

- **Resolution No. 2020-25** – Appl. No. PB2020-14, Block 14, Lot 3 - Excel Physical Therapy
Those eligible: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler and Chairman Lewis

Attorney Rubright provided a brief overview of the draft resolution. There being no questions, Vice Chairman Rochat made a motion to adopt Resolution No. 2020-25. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

Roll Call:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler and Chairman Lewis

Those Opposed: None

Abstained: Mr. Welsh

- **Resolution No. 2020-26** – Appl. No. PB2020-10, Block 8, Lot 1 Raritan Valley Development Corporation - 46 Peapack Road
Those eligible: Vice Chairman Rochat, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler and Chairman Lewis

Attorney Rubright provided a brief overview of the draft resolution. Lawrence Cohen, Attorney for the Applicant was present. There was a brief discussion about the amendments received by the Board professionals and Planner Banisch reviewed those amendments which were not substantive amendments. Mr. Cohen was satisfied and there being no additional questions, Councilwoman Tweedie made a motion to adopt Resolution No. 2020-26. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

Roll Call:

Those in Favor: Vice Chairman Rochat, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler and Chairman Lewis

Those Opposed: None

APPLICATIONS

- Appl. No. PB2020-13
20 Lake Road, LLC
Block 4, Lot 9
20 Lake Road
Front Setback Variance/Construction within a Stream Corridor Variance

Attorney David Brady of the firm Brady & Correale, was present on behalf of the applicant. Mr. Brady requested that the hearing be adjourned to January 4, 2021 to provide the applicant an opportunity to revise the plans in response to the reports from the Board professionals. He also suggested the Board schedule a site walk prior to the public hearing. After a brief discussion, it was the consensus of the Board to hear testimony prior to scheduling the site walk. Mr. Cohen opined that the applicant's engineer, Paul Fox, could have the revised plans filed with the Borough early to mid-next week. When asked by Planner Banisch if the revisions would be editorial in nature, Mr. Brady responded in the positive.

A motion was made by Councilwoman Tweedie to adjourn the public hearing to January 4, 2021. The motion was seconded by Vice Chairman Rochat. All were in favor. For the benefit of any member of the public, Attorney Rubright announced that no new notice would be provided and that the application was adjourned to January 4, 2021, at 7 p.m. via the Zoom platform with the link to be posted on the Far Hills Borough website. Attorney Brady offered to forward an extension of time for the Board to take action.

- Appl. No. PB2020-15
A&D Kitchen Interiors, LLC
Block 15, Lot 1.01
49 Route 202, Suite 13A
Site Plan Waivers/Change of Occupancy/Subscription Application

By way of background, Attorney Rubright reminded the Board that M.E. Far Hills Proper, LLC received a Use Variance and Site Plan Waiver in August which allows for the office subscriptions; the resolution memorializing the approval was adopted in October. The resolution requires any new office occupant to go through the Change of Use/Occupancy approval process. Attorney Rubright asked Mr. Melillo to testify with regard to the Declaration of Covenants and Restrictions which was a condition of approval.

Anthony Melillo, Managing Partner with Melillo Equities and authorized representative was sworn in by Attorney Rubright. When asked by Attorney Rubright to address Condition #15 of the resolution related to the Declaration of Covenants and Restrictions, Mr. Melillo noted that the draft was reviewed and approved by the Borough professionals and will be recorded with the Somerset County Clerk's office tomorrow. Mr. Melillo went on to address the conditions of the original resolution. He explained that the subscriber, Andrea Durna, previously located at 43 Route 202 has decided to downsize as a result of the pandemic. Her work is to wholesale kitchens and the new space will be for administrative/back office use; no kitchen models will be on display. Hours of operation will be 9 a.m. to 5 p.m., Monday through Friday. No patrons are expected on site, therefore only one (1) parking space is required. The applicant has signed a lease in excess of six (6) months as dictated by the resolution. In conclusion, Mr. Melillo noted that an electronic type door knob was installed on the site to track the comings and goings of the subscribers which can be provided to the Board if required. When asked by Attorney Rubright if there are any other employees, Mr. Melillo responded in the negative. When asked if sales activities will occur, Mr. Melillo responded in the negative. When asked by Mr. Rinzler if the electronic door knob will track all subscribers, Mr. Melillo responded in the positive noting that each subscriber will be provided an individual combination code with their own schedule and timing for entering and exiting.

There being no questions from the Board, Planner Banisch requested that Mr. Melillo provide a copy of the lease as required by the resolution to which he agreed. When asked by Planner Banisch to provide a log of each of the tenants to include the subscribers name, telephone number (including cell phone number), e-mail address and name/contact information for the employer of the subscriber, Mr. Melillo agreed to continue to update the log.

There being no additional questions from the Board or professionals, Vice Chairman Rochat made a motion to approve the application. Councilwoman Tweedie seconded the motion. The motion carried by the following roll call vote:

Roll Call:

Those in Favor:	Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler, Ms. Layton, Ms. Humbert and Chairman Lewis
Those Opposed:	None
Abstained:	Mr. Welsh

Mr. Melillo requested that the applicant be given permission to occupy the space on January 1, 2021, prior to the memorialization of the resolution. There was no real concern, however it was stressed that all conditions of the prior resolution must be satisfied, including the recording of the Declaration of Covenants. When asked by Mayor Vallone if there is any liability for the Borough, Attorney Rubright opined in the negative however requested a copy of the lease prior to occupancy by the tenant. Based on the recommendation of Planner Banisch there was no objection by the Board to the request to populate the space with the understanding that the tenant occupies the space at their own risk.

- Appl. No. PB2020-11
Raritan Valley Development Corporation
Block 13, Lot 2 & 3
8-10 Peapack Road
Preliminary and Final Site Plan

Lawrence Cohen, Attorney was present on behalf of the applicant. It was noted by Attorney Rubright that the application was deemed complete at the November meeting and that the Applicant's Engineer previously provided his qualifications and was accepted by the Board.

William Hotz, applicant and Denis Keenan, Applicant's Engineer were both present and sworn in by Attorney Rubright.

Mr. Cohen described the properties as having frontage on Peapack Road and DeMun Place both with existing structures. He noted that the application is part of an affordable housing development plan in accordance with an ordinance recently adopted by the Borough. The existing structure on Lot 2 will require renovations which include the addition of a second floor and will contain three (3) affordable housing units and additional housing units will be constructed on the other lot. In conclusion, he noted that there is a Developer's Agreement that exists between the applicant and the Borough for the project.

Using the Share Screen option of Zoom, Denis Keenan, Applicant's Engineer, displayed for the Board and public sheet 2 of 3 of the plan set on file which shows an aerial view of the property and described the existing and proposed improvements. He noted that there are three (3) structures on the subject properties. On the left side of the properties is a structure that houses an office building and adjacent is an existing hair salon. There is also a two (2) family dwelling with two (2) bedrooms in each unit, a garage structure and a driveway with access from both Peapack Road and DeMun Place. A total of eight (8) parking stalls exist consisting of two (2) within the garage and three (3) within the parking lot. Using sheet 3 of 3, Mr. Keenan explained that the applicant proposes the construction of four (4) affordable housing units - three (3) two-bedroom units and one (1) three-bedroom unit. No new structures are proposed nor is there any expansion of footprint - the construction calls for constructing a second floor on top of the existing office and commercial space. The site improvements include expanding the parking for a total of 19 parking stalls which will be accommodated by on-street and on-site parking; 11 on-

site parking stalls, three (3) parking stalls on DeMun Place and five (5) parking stalls on Peapack Road. Mr. Cohen noted that there is a contractual agreement with the Borough for the on-street parking. As it relates to circulation, the two (2) existing driveway connections will be utilized as a one-way circulation to enter from Peapack Road and circulate through the property and exit onto DeMun Place. Mr. Keenan noted that there is some design waiver relief associated with the configuration proposed such as the angle of the parking stalls. When asked by Attorney Cohen if there will be any changes to the two (2) family structure, Mr. Keenan responded in the negative.

Attorney Cohen reviewed for the Board the report from Ferriero Engineering dated October 21, 2020. When asked about new utility service, Mr. Hotz testified that new installation will be underground. When asked to confirm if a vehicle will need to back out onto the sidewalk apron from the closest space adjacent to Peapack Road, Mr. Keenan responded in the positive however he did not believe it would create a hazardous condition. When asked about the lack of loading space, Mr. Hotz noted that the current office space and salon do not require a loading space and deliveries are handled via on-street accommodations. When asked to address the ADA accessibility, Mr. Keenan explained that an elevated deck is proposed that leads to the parking lot. When asked by Engineer Bolio if relief is needed for parking, Attorney Cohen confirmed that relief is needed for on-site parking. Using the architectural plans provided with the application, Mr. Keenan confirmed that the structures would not exceed the 35 foot height restriction. Addressing the sewer capacity, Attorney Cohen noted that the sewer capacity is to be provided by the Borough pursuant to the Developers Agreement; the physical sewer connection currently exists.

Addressing the lighting, Mr. Keenan noted that light level readings were taken in the parking lot and the average is .5 foot-candles. The intention is to add limited lighting however, Mr. Keenan asked that a lighting plan be submitted as a condition of approval and subject to the Borough professionals review.

As it relates to the floodplain issue, Attorney Cohen noted that the applicant is required to receive NJDEP approval with reference to the establishment of the floodplain line and any relief that may be necessary. Discussion ensued regarding relief from Section 906 and it was Attorney Cohen's opinion that no relief was required. When asked by Engineer Bolio if there is any proposed fill within the floodplain, Mr. Keenan responded in the negative noting that only excavation will take place. Engineer Bolio noted that a condition of approval will be compliance with the Borough Flood Damage and Protection Ordinance required prior to construction, to which Attorney Cohen agreed.

With regard to comment #29 of the report (related to the pavement detail), Mr. Keenan noted that the applicant is requesting approval to use the standard shown on the plan (an inch and a half of wearing course and 3 inches of base on top of a layer of DGA). Engineer Bolio did not object to the request given the limited commercial use but noted that the Board would need to grant a design waiver.

When asked to comment on wetlands and/or transition areas, Mr. Keenan noted that the property is located in a heavily developed area and GeoWeb mapping show the wetlands to be more than 150 feet away. The river is located more than 300 feet away from the site so no riparian zones are present.

With regard to the basement on Lot 2, Mr. Hotz opined that they would be under the substantial improvement calculation and not be required to fill the basement.

When discussing the parking spaces closest to Peapack Road, Planner Banisch recommended signage for two (2) spaces prohibiting vehicles from backing onto Peapack Road; the only reverse pattern permitted will be to maneuver the vehicle into the one-way driveway. Attorney Cohen had no objection to the sign being a condition of approval.

Engineer Bolio noted that Section 911.C.4 requires curbing and if it is not superseded by the overlay, a design waiver would be required. Planner Banisch agreed and opined that it would be appropriate for the applicant to request a design waiver. Attorney Cohen requested a waiver and neither the Borough Planner nor Engineer had an objection to the waiver under the circumstances. Planner Banisch pointed out to the Board that the affordable housing regulations call municipality's attention to not requiring cost generative improvements that make the creation of affordable housing more expensive than necessary. Mr. Keenan explained that the applicant is working within an existing parking lot and the current grading allows drainage to function without curbing. The addition of curbing would also require fill within the floodplain.

To conclude the engineering review, Engineer Bolio requested a copy of the average height calculation to confirm that the building height will comply.

Attorney Cohen reviewed Planner Banisch's report dated December 5, 2020 and noted that the applicant would comply with the landscape buffer requested to screen the parking (#17 of the report). Addressing item #18 of Mr. Banisch's report, Mr. Keenan agreed to revise the plans to show foundation plantings and agreed to work with the Borough Planner as to quantity and species. With regard to removal of the shade trees, Planner Banisch opined that at least one of the trees to be removed is substantial. Mr. Hotz noted that one tree in front of the house was lost due to heavy pruning by the utility company and poses a safety concern. When asked by Planner Banisch if he would object to a few shade trees to enhance the streetscape of the neighborhood, Mr. Hotz indicated that he would prefer to replace it with a Japanese Red Maple in the side yard and away from the power lines. Mayor Vallone stressed the need for shade trees in the Borough and opined that the Peapack Road corridor had come to be a very bucolic area and too many trees were being removed. Mr. Hotz agreed to provide shade trees and Attorney Cohen noted that the plans would be updated.

In support of the variance needed from Section 803.b, Attorney Cohen noted that the footprint of the building was not changing. He pointed out that the project is for affordable housing to help the Borough meet its affordable housing obligation and promotes at least two (2) of the

principals of the Municipal Land Use Law. Planner Banisch agreed with Attorney Cohen's analysis and also added that affordable housing is considered an inherently beneficial use.

Addressing trash and recycling, Mr. Keenan pointed out the area designated and agreed to provide screening and a six (6) foot solid fence with gate to comply with the recommendations of Planner Banisch. When asked if individual cans would be utilized as opposed to a dumpster, Mr. Hotz responded in the positive.

Addressing comment #12 in his report, Planner Banisch questioned the number of units and bedrooms. Mr. Hotz explained that there will be three (3) two-bedroom and one (1) three-bedroom unit. Planner Banisch noted for the record that one (1) of the market rate apartments at 3 DeMun Place will be designated as an affordable unit. Attorney Cohen further clarified that the physical layout of the apartment will not change however it will be restricted and the rent will comply with affordable housing requirements.

Addressing the parking, Planner Banisch agreed with Mr. Keenan's parking calculations and also noted that the proposal of on-street parking was unusual however he opined that the situation was rare since it is municipally sponsored affordable housing and the governing body specifically included the provision in the overlay zone to accommodate this particular development. When asked by Councilwoman Tweedie if the parking spaces will be signed as designated to the specific units, Planner Banisch responded in the negative and noted that the spaces are almost always empty except during normal business hours; the expectation is there will be no conflict. Attorney Cohen read into the record the portion of the Developers Agreement addressing the off-street parking spaces. After a brief discussion, it was agreed that if signage becomes necessary Mr. Hotz would work with the Borough to erect signage for the on-street spaces on DeMun Place. When asked by Mr. Welsh if there is enough room to accommodate the handicapped van when the compact car space is occupied, Mr. Keenan noted that it is tight but functions properly.

When asked by Chairman Lewis if there is a requirement for electric car charging stations, Mr. Hotz agreed to review the issue with the Borough professionals and if necessary provide the conduits for potential charging stations in the future.

Ms. Humbert expressed concern with the tight turn onto DeMun Place from Peapack Road and questioned the distance from the stop sign on DeMun Place to the first parking space. Mr. Keenan noted that the first car would be 12 feet from the stop sign and 26 feet from the edge of the pavement from Peapack Road. Mr. Hotz noted that the spaces accommodate three (3) cars comfortably with plenty of room to make the turn; there is a "no parking" sign in existence. Engineer Bolio recommended that the "no parking" sign be located on the revised plan. Mayor Vallone suggested consulting the Police department to determine if there are any issues with the parking in that area.

When asked by Chairman Lewis if combining the lots would be helpful, Mr. Hotz noted that both lots would be in one (1) ownership and he had no objection to a condition to combine the lots.

Vice Chairman Rochat noted that the Somerset County recycling program will necessitate approximately 12 cans for the units on site and asked if the units will be consolidated. Attorney Cohen explained that there would be common cans for residential and separate cans for commercial. When asked about disrupting the drainage line between the streets, Mr. Hotz explained that there is no proposed disturbance below grade as the stairwell will be mounted to the sidewall.

Discussion ensued regarding the building elevations and material with Mr. Hotz explaining the following: similar window patterns will be on the sides, the dormers facing Peapack Road will be decorative, the same masonry brick material will exist on the first floor and Hardyplank siding on the second floor and, dark blue awnings will be maintained across the front of the facade.

Planner Banisch opined that the windows on the second floor appeared short and asked if the windows could be longer. Mr. Hotz explained that the windows proposed are a standard height for an eight (8) foot ceiling. Mr. Welsh suggested an architectural element between the first and second floor which Mr. Hotz agreed to look at for the final elevations.

At 9:25 p.m., Mr. Keenan, using the Share Screen function, displayed the architectural plans dated 7-29-2020. Planner Banisch noted that the plans displayed were different from what was provided to the Board and the proportion issue was not as pronounced. Attorney Rubright pointed out that the drawings were different and asked that they be marked as an exhibit. Plans displayed and described as Far Hills Affordable Housing, Hotz Development and Construction, prepared by J. Steven and Associates, dated last revised 7-29-2020 were marked as **Exhibit A-1**. Mr. Welsh and Vice Chairman Rochat both noted that the rendering in the exhibit was much more appealing to the eye than that which was provided to the Board in the original submission. When asked by Attorney Rubright if the Borough Council has any jurisdiction over the appearance of the building, Attorney Cohen read into the record paragraph 1.1.6 from the Developers Agreement dated May 26, 2020 between William Hotz Development Group and the Borough of Far Hills which calls for the architectural design to be approved by the Borough.

When asked by Engineer Bolio to describe the ADA ramp, Mr. Keenan displayed the front elevation and explained that a ramp would be constructed with an approximate 16 inch rise constructed of wood with a spindle handrail. When asked by Mayor Vallone if the foundation plantings would be in front of the ramp to soften the appearance, Mr. Hotz responded in the positive.

When asked by Chairman Rochat about commercial signage, Mr. Hotz explained that the Hotz Development sign would likely be changed to incorporate the Hotz use as well as the Far Hills housing use.

There being no additional questions from the Board or Board professionals, Chairman Lewis opened the meeting up to the public for questions at 9:41 p.m.

George Mellendick, Lake Road, questioned several elements of the project including the impervious coverage, replacement trees, the parking lot and parking situation which he found unsafe and an eyesore to the community. He opined that the Board should not vote on the application until all of the issues were resolved. He also recommended that the architectural plans be approved as part of the application rather than an afterthought. Finally, he expressed concern about the flooding issue for the neighborhood.

Attorney Rubright noted that Dr. Mellendick raised both questions and comments and the notion of him being sworn in was suggested. She went on to explain that some of the items he raised were administrative functions that the Board often passes on to its professionals. Attorney Rubright asked the applicant to address the questions related to impervious coverage.

Mr. Keenan noted that the additional impervious coverage is 973 sq. ft. and overall impervious coverage was increasing from 67% to 73%; 90% impervious coverage is permitted. Attorney Cohen noted that with respect to the shade trees to be removed, the applicant agreed to replace the trees to the approval of the Borough professionals. Addressing Dr. Mellendick's comment with regard to buffering the parking lot, Attorney Cohen explained that the applicant is not proposing to shield the parking lot from Peapack Road as there is a driveway opening. Dr. Mellendick objected to the lack of screening and opined that the efforts by the applicant to develop the property do not represent the interests and heritage of the Borough. Planner Banisch pointed out that he requested a hedge or landscaping on the perimeter of the parking space closest to Peapack Road and the applicant agreed to provide the hedge. When asked by Dr. Mellendick how more than one (1) vehicle per unit will be accommodated, Planner Banisch explained that on street parking is permitted in the Borough and pointed out that cars may park on Peapack Road adjacent to the fairgrounds. Attorney Rubright and Planner Banisch explained that the parking requirement is dictated by the RSIS standards and the Borough Ordinances. Dr. Mellendick suggested having the Police assess the safety of the intersection and parking at the corner. Attorney Cohen noted that the safety issue may have already been considered as it was a requirement in the Developers Agreement.

There being no additional questions from the public, Chairman Lewis closed the public portion of the meeting.

Engineer Bolio suggested the Board consider restricting space #6 to residential use only. As it relates to drainage, he noted that comment #5 of the Ferriero Engineering letter indicates that the project meets the definition for exempt development within the Borough Stormwater Management Ordinance.

When asked by Chairman Lewis if the applicant would be willing to allow the Board to draft the resolution of approval and entertain voting at the January 4, 2021 meeting, Mr. Hotz responded in the positive.

Attorney Rubright outlined the following conditions of approval:

- A lighting plan would be reviewed and approved by the Board professionals.
- NJDEP approvals for floodplain limits.
- The small vehicle parking space will be marked with signage.
- Restriction of two (2) spaces closest to Peapack Road would be limited to residential parking and include signage that there would be no backing up onto Peapack Road.
- Tree to be removed will be replaced in consultation with the Borough Planner.
- The applicant will review with the Borough professionals installing conduit for electric vehicle charging stations.
- The first parking space on DeMun Place will be located no closer than the "no parking here to corner" sign. Those three (3) spaces will be striped and subject to review by the Borough Police Department.
- Lots will be merged.
- Trash/Garage area will be enclosed with a six (6) foot fence with a gate.
- Compliance with the Ferriero Engineering letter.
- Utility service will be underground.
- Compliance with the Banisch letter.
- Approval from the Somerset County Planning Board.
- If any approval from an outside agency requires substantial change to the site plan, the applicant must return to the Board.

Attorney Cohen outlined the following relief necessary:

- Variance from section 803.b.
- Design waiver for the size of one (1) parking space.
- Design waiver for no curbing (Section 911).
- Design waiver from width of aisle.
- Design waiver from paving detail.

Councilwoman Tweedie made a motion to authorize Attorney Rubright to prepare a resolution with the conditions and relief requested as outlined above to be voted on at the January 4, 2021 meeting. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

Roll Call:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler, Ms. Layton, Ms. Humbert and Chairman Lewis

Those Opposed: None

For the benefit of the public, Planner Banisch provided a brief overview of the overlay zones for the affordable housing production within the Borough.

CORRESPONDENCE

1. A letter dated November 12, 2020 from the Somerset – Union Soil Conservation District re: Matheny Supportive Housing, Block 8, Lot 1.02.
2. The New Jersey Planner, September/October Vol. 81, No. 5.

ZONING UPDATE

- Zoning memo dated November 30, 2020 – Kimberly Coward

There were no comments or questions on the Zoning memo.

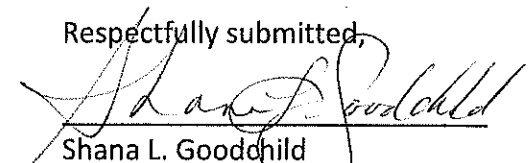
PUBLIC COMMENT

Chairman Lewis opened the meeting to the public at approximately 10:27 p.m. There being no questions or comments, Chairman Lewis closed the public comment portion of the meeting.

ADJOURNMENT

A motion was made by Councilwoman Tweedie, seconded by Ms. Layton and unanimously carried to adjourn the meeting at 10:27 p.m.

Respectfully submitted,



Shana L. Goodchild
Planning Board Secretary

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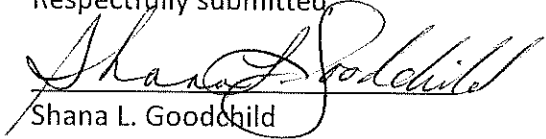
PUBLIC COMMENT

Chairman Lewis opened the meeting to the public at approximately 10:27 p.m. There being no questions or comments, Chairman Lewis closed the public comment portion of the meeting.

ADJOURNMENT

A motion was made by Councilwoman Tweedie, seconded by Ms. Layton and unanimously carried to adjourn the meeting at 10:27 p.m.

Respectfully submitted,


Shana L. Goodchild
Planning Board Secretary

APPROVED 1/24/21