

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
AGENDA
April 5, 2021, 7 p.m.
VIA REMOTE MEETING ACCESS ONLY
REVISED

Join Zoom Meeting
<https://us02web.zoom.us/j/81611571613?pwd=VWd0Nzc4b01iTU5DaVdVU05iWUYyQT09>

Meeting ID: 816 1157 1613
Passcode: 173993
One tap mobile
+16465588656,,81611571613#,,,*173993# US (New York)
+13017158592,,81611571613#,,,*173993# US (Washington DC)

Dial by your location
+1 646 558 8656 US (New York)
Meeting ID: 816 1157 1613
Passcode: 173993

Find your local number: <https://us02web.zoom.us/j/81611571613?pwd=VWd0Nzc4b01iTU5DaVdVU05iWUYyQT09>

CALL TO ORDER, FLAG SALUTE & ROLL CALL

OPEN PUBLIC MEETING STATEMENT

Adequate Notice of this meeting was posted on the bulletin board in the Borough Hall, was sent to the newspapers of record and was furnished to persons requesting same as required by law and paid the appropriate fees, in compliance with the law.

Adequate and Electronic Notice in accordance with the Municipal Land Use Law and with present Emergency Declarations, state regulations, and NJDCA guidance, has been given for this virtual meeting, which will be electronically recorded. The Remote Meetings platform permits the Board to mute the audio of members of the public and for members of the public to mute themselves. Any person giving testimony in connection with a public hearing must do so under oath and must be present at the virtual meeting by both audio and video.

OATH OF OFFICE

BILL LIST

- April 5, 2021

MINUTES

- February 20, 2021 Special Meeting - Site Walk (tabled from March 1, 2021)
- March 1, 2021 Regular Meeting

RESOLUTION

- **Resolution No. 2021-14** – Appl. No. PB2021-02, Block 14, Lot 2 – Branch Home, LLC
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Ringler, Mr. Lewis, Ms. Layton, Mr. Lawlor, Ms. Humbert and Chairman Rochat

- **Resolution No. 2021-15** – Finding proposed ordinance No. 2021-07 not inconsistent with the Master Plan and should be adopted by the Borough Council

APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2020-04 – **ADJOURNMENT TO MAY 3, 2021**
Lakehaus, LLC
Block 4, Lot 5
100 Lake Road
Use and Bulk Variances for Ground Mounted Solar
Click link to view application material:
<https://www.dropbox.com/sh/w2zmopxe9z2ubte/AACbcttWVpAj3XSIoEaO334qa?dl=0>
- Appl. No. PB2021-03
Back 2 Basics Ministries
Block 15, Lot 1.01
49 Route 202, Suite #14
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
<https://www.dropbox.com/sh/k1id1x0vl7tr4cm/AACyPUFhMISu0vkh78n4zxjda?dl=0>
- Appl. No. PB2021-04
ECM Partners Inc. dba Advisors + Consultants
Block 15, Lot 1.01
49 Route 202, Suite #13A (Office #8)
Change of Use/Occupancy/Site Plan Waiver – Subscription Application
Click link to view application material:
<https://www.dropbox.com/sh/9hab4gsoedets6s/AABB4EUDx3aqqwKsbqGviiOa?dl=0>
- Appl. No. PB2021-05
Back 2 Basics Ministries
Block 15, Lot 1.01
49 Route 202, Suite #13A (Office #10)
Change of Use/Occupancy/Site Plan Waiver – Subscription Application
Click link to view application material:
<https://www.dropbox.com/sh/o980875ycfynjj/AAAVYIZCAq6k4IHX1WEhANV-a?dl=0>
- Appl. No. PB2021-06
Laura Clare Design
Block 15, Lot 1.01
49 Route 202, Suite 9
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
<https://www.dropbox.com/sh/vqxegh78ou4jnob/AAAueUo4up8C6iD69RnjB1FXa?dl=0>

CORRESPONDENCE

1. A letter dated March 19, 2021 from Frederick Zelle re: request for an adjournment for Appl. No. PB2020-04, Lakehaus, LLC, Block 4, Lot 5 – 100 Lake Road.
2. A letter dated February 26, 2021 from the Somerset County Planning Board re: 10 Peapack Road, Block 13, Lots 2 & 3.
3. A letter dated February 26, 2021 from the Somerset County Planning Board re: 46 Peapack Road, Block 8, Lot 1.
4. The NJ Planner, January/February – Vol.82, No. 1.

ZONING UPDATE

- Zoning memo dated March 29, 2021 – Kimberly Coward

PUBLIC COMMENT— *The Planning Board welcomes comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes.*

ADJOURNMENT


Shana L. Goodchild, Planning Board Secretary

During the period of the COVID-19 pandemic, if you are unable to view the application material through the links provided above please email sgoodchild@farhillsnj.org to arrange to receive them via e-mail or view them by appointment.