

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
AGENDA

May 3, 2021, 7 p.m.
VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting
<https://us02web.zoom.us/j/86334834703?pwd=bkZTcWppeUs1NTRWYk5WTkZCMGZaUT09>

Meeting ID: 863 3483 4703

Passcode: 283735

One tap mobile

+16465588656,,86334834703#,,, *283735# US (New York)

+13017158592,,86334834703#,,, *283735# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 863 3483 4703

Passcode: 283735

Find your local number: <https://us02web.zoom.us/j/86334834703?pwd=bkZTcWppeUs1NTRWYk5WTkZCMGZaUT09>

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.

BILL LIST

- May 3, 2021

MINUTES

- April 5, 2021 Regular Meeting

RESOLUTIONS

- **Resolution No. 2021-16** – Appl. No. PB2021-03, Block 15, Lot 1.01, Suite 14 – Back 2 Basics Ministries
Those eligible: Councilwoman Tweedie, Mr. Lewis, Ms. Layton, Mr. Lawlor and Chairman Rochat
- **Resolution No. 2021-17** – Appl. No. PB2021-04, Block 15, Lot 1.01, Suite 13A (Office 8) – Back 2 Basics Ministries
Those eligible: Councilwoman Tweedie, Mr. Lewis, Ms. Layton, Mr. Lawlor and Chairman Rochat
- **Resolution No. 2021-18** – Appl. No. PB2021-05, Block 15, Lot 1.01, Suite 13A (Office 10) – ECM Partners Inc. d/b/a Advisors + Consultants
Those eligible: Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Lawlor and Chairman Rochat
- **Resolution No. 2021-19** – Appl. No. PB2021-06, Block 15, Lot 1.01, Suite 9 – Laura Clare
Those eligible: Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Lawlor and Chairman Rochat

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APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2020-04 – ADJOURNMENT TO June 7, 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/w2zmopxe9z2ubtc/AACbcttWVpAj3XSioEaQ334qa?dl=0>
- Appl. No. PB2021-08
Solskinn Therapeutic Massage, LLC
Block 15, Lot 4
43 Route 202, Suite #101
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
<https://www.dropbox.com/sh/pirzsub2pekvlrb/AAADoMnfwiSWKDiGS32NioTdSa?dl=0>

CORRESPONDENCE

1. A letter dated April 13, 2021 from Frederick Zelley re: request for an adjournment for Appl. No. PB2020-04, Lakehaus, LLC, Block 4, Lot 5 – 100 Lake Road.
2. A letter dated April 29, 2021 from the Somerset County Planning Board re: 10 Peapack Road, Block 13, Lots 2 & 3.
3. A letter dated April 14 from the Somerset County Planning Board re: Amendments to the Somerset County Land Development Review Resolution Involving Recycling.
4. A letter dated April 27, 2021 from Frederick Zelley re: granting extension of the Time for Decision for Appl. No. PB2020-04, Lakehaus, LLC, Block 4, Lot 5 – 100 Lake Road.
5. Public Notice from PK Environmental dated April 7, 2021 re: NJDEP Freshwater Wetlands Permits (#8, #11) & Transition Area Waiver for Redevelopment Block 4, Lot 9 (20 Lake Road).

ZONING UPDATE

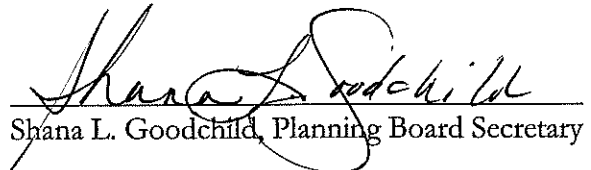
- Zoning memo dated April 27, 2021 – Kimberly Coward

PLANNING BOARD MEETING SCHEDULE

- Discussion related to July & September meeting schedule

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.

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