

BOROUGH OF FAR HILLS

Planning Board Regular Meeting

AGENDA

November 1, 2021, 7 p.m.

VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting

<https://us02web.zoom.us/j/82885891205?pwd=WlQ1dnY4T2NLVFd2eDJUdzdVQnh2dz09>

Meeting ID: 828 8589 1205

Passcode: 711558

One tap mobile

+13126266799,,82885891205#,,,,*711558# US (Chicago)

+16465588656,,82885891205#,,,,*711558# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 828 8589 1205

Passcode: 711558

Find your local number: <https://us02web.zoom.us/j/kc9VRbSiAd>

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

- November 1, 2021

MINUTES

- September 22, 2021 Regular Meeting (rescheduled from 9/7/21)
- October 2, 2021 Special Meeting – Site Walk

RESOLUTION

- **Resolution No. 2021-24** – Far Hills Country Day School –Route 202, Block 4, Lot 11
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Koury, Alt. #1, and Chairman Rochat
- **Resolution No. 2021-25** – Colasurdo – 300 Pennbrook Road, Block 4, Lot 3
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Koury, Alt. #1, and Chairman Rochat
- **Resolution No. 2021-26** – Symington – 180 Douglas Road, Block 23, Lot 1
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Koury, Alt. #1, and Chairman Rochat

- **Resolution No. 2021-27** – Living the Life of Our Dreams, LLC – 49 Route 202, Block 15, Lot 1.01
Those eligible: Mayor Vellone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Lawlor, Mr. Koury, Alt. #1, and Chairman Rochat
- **Resolution No. 2021-28** – Mountain Top Advisory Group – 49 Route 202, Block 15, Lot 1.01
Those eligible: Mayor Vellone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Lawlor, Mr. Koury, Alt. #1, and Chairman Rochat

PUBLIC COMMENT— *The Planning Board welcomes comments from any member of the public. Public comment is welcome for any topic not related to an application or other matter which is the subject of a public hearing. 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.*

APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2021-15
Robustelli
Block 3, Lot 10
170 Lake Road
Stream Corridor Buffer Variance
Click link to view application material:
<https://www.dropbox.com/sh/kt4ar7rnufkf3vr/AAD5UPW2CJUEBHtKzWGJMfNHd?dl=0>
- Appl. No. PB2021-07
Pulte Homes of NJ, Limited Partnership/Residences at Overleigh
Block 5, Lot 4
220 Route 202
Prel./Final Subdivision and Site Plan and Variance
Click link to view application material:
<https://www.dropbox.com/sh/mjy9u6122qt1j54/AADdtZeuKL4edE45bXB5OUG4a?dl=0>

CORRESPONDENCE

1. A letter dated October 22, 2021 from the Somerset-Union Soil Conservation District re: New Gas Main – 1141 Route 202.
2. A letter dated September 8, 2021 received October 5, 2021 from Dolan & Dean re: Residences at Overleigh, Block 5, Lot 4.
3. A letter dated October 1, 2021 received on October 13, 2021 from Gladstone Design, Inc. re: Pulte Homes – Far Hills, Preliminary and Final Major Site and Subdivision Plans, Block 5, Lot 4, Route 202.
4. A letter dated September 28, 2021 from Craig Gianetti to Peter Henry, Board Attorney re: Melillo Equities/Far Hills.
5. A letter dated October 28, 2021 from Bruce Englebaugh re: Pulte Homes, Block 5, Lot 4 Architectural Response to Banisch Assoc., Inc. memorandum dated July 5, 2021.

ZONING UPDATE

- Zoning memo dated October 26, 2021 – Kimberly Coward

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.

- Attendees are admitted to meetings via the Zoom waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. During public hearings members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually. Phone-in attendees can also 'raise a hand' by using *9 on their phone. Disruptive or inappropriate behavior by any meeting attendee may result in the audio and/or video muting of that attendee and/or their removal from the virtual online meeting room. Once you have finished speaking your audio will be muted once again.*

TIPS: Controls appear at the bottom of the Zoom window. Open MEETING PARTICIPANTS. You can use these controls to 'raise a hand' in order to be unmuted by the host.