

**BOROUGH OF FAR HILLS**  
**Planning Board Regular Meeting**

**AGENDA**

December 6, 2021, 7 p.m.  
**VIA REMOTE MEETING ACCESS ONLY**

Join Zoom Meeting  
<https://us02web.zoom.us/j/84688453300?pwd=R1cxbE1TZBo5ZUJlUaVpKdTIwR0dYQT09>

Meeting ID: 846 8845 3300

Passcode: 497440

One tap mobile

+16465588656,,84688453300#,,,,\*497440# US (New York)  
+13017158592,,84688453300#,,,,\*497440# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 846 8845 3300

Passcode: 497440

Find your local number: <https://us02web.zoom.us/j/84688453300?pwd=R1cxbE1TZBo5ZUJlUaVpKdTIwR0dYQT09>

**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**

- December 6, 2021

**MINUTES**

- November 1, 2021 Regular Meeting

**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.*

**APPLICATION/COMPLETENESS DETERMINATION**

- Appl. No. PB2021-18  
Mahoney  
Block 5, Lot 6.03  
5 Fox Hunt Court  
Use Variance  
Click link to view application material:  
<https://www.dropbox.com/sh/g9qtb87nv1yjpvm/AACQO-RGmckBEc2jRxgwBp3ta?dl=0>

## APPLICATION/AMENDMENT AND MODIFICATION TO CONDITION

- Appl. No. PB2021-10  
Far Hills Country Day School  
Block 4, Lot 11  
697 US Hwy Route 202  
Amended Prel./Final Major Site Plan and Use Variance Scoreboard Replacement  
Click link to view application material:  
<https://www.dropbox.com/sh/z2vb3ta2740rcqz/AACKInfKB0gbD4hhlZD0Q0wEa?dl=0>

## APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2021-15  
Robustelli  
Block 3, Lot 10  
170 Lake Road  
Stream Corridor Buffer Variance  
*Time for Decision Deadline – 2/1/22*  
Click link to view application material:  
<https://www.dropbox.com/sh/kt4ar7rnufkcf3vr/AAD5UPW2CJUEBHtKzWGJMfNHh?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  
*Time for Decision Deadline – 12/6/21*  
Click link to view application material:  
<https://www.dropbox.com/sh/mjy9u6122qt1j54/AADdtZeuKL4edE45bXB5OUG4a?dl=0>
- Appl. No. PB2020-04  
Lakehaus, LLC  
Block 4, Lot 5  
100 Lake Road  
Use and Bulk Variances for Ground Mounted Solar  
*Time for Decision Deadline – 12/31/21*  
Click link to view application material:  
<https://www.dropbox.com/sh/w2zmopxc9z2ubte/AACbcttWVpAj3XSIOEaO334qa?dl=0>
- Appl. No. PB2021-19  
The Nucleus Group Holdings  
Block 15, Lot 1.01  
49 Route 202, Suite 13  
Change of Use/Occupancy/Site Plan Waiver  
Click link to view application material:  
<https://www.dropbox.com/sh/v3dknspqc2w07kl/AABC0cxPS6ga-DKT3kt9BoHOa?dl=0>

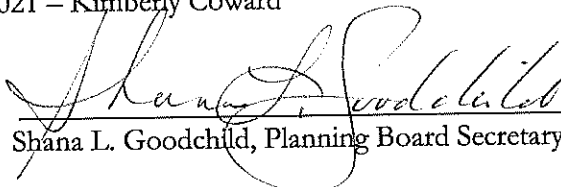
## CORRESPONDENCE

1. A letter dated November 22, 2021 from Paul Ferriero, Ferriero Engineering re: Mahoney Variance, Block 5, Lot 6.03, 5 Fox Hunt Court.
2. A letter dated November 19, 2021 from Kathryn Hatfield re: Variance Application – Far Hills Country Day School Scoreboards – Resolution No. 2021-24.
3. Notice dated October 28, 2021 from EcolSciences, Inc. re: Residences at Overleigh, Block 5, Lot 4.

## ZONING UPDATE

- Zoning memo dated November 30, 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](mailto: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.*