

BOROUGH OF FAR HILLS
Planning Board Special Meeting
Site Visit – 20 Lake Road, LLC
MINUTES
January 9, 2021

CALL TO ORDER

Chairman Tom Rochat called the meeting to order at 9:05 a.m. at 20 Lake Road, Far Hills, NJ and read the Open Public Meetings statement in accordance with the law.

ROLL CALL:

Present: Chairman Tom Rochat, Vice Chairman Richard Rinzler, Councilwoman Sheila Tweedie, Kevin Welsh, Marilyn Layton and Robert Lewis

Also Present: Peter Henry, Board Attorney, David Banisch, Planner, Steve Bolio, Board Engineer and Shana L. Goodchild, Secretary

SITE VISIT

Engineer Paul Fox, Apgar Associates, Attorney David Brady and Jerry Chiusolo, Jr. were present on behalf of the applicant.

Attorney Henry noted that Board members should refrain from discussing the application with each other except in the context of the public meeting on the record. He asked that Board members put any pertinent information on the record at the February 1, 2021 meeting.

Paul Fox, Engineer for the applicant provided everyone present with a plan of the areas staked which was marked as **Exhibit A-5**. He discussed with the Board members the stakes for the proposed septic system. Referencing a conversation with Mr. Kazinski, a Board of Health representative, he pointed out that if the far end of the disposal bed were rotated approximately ten (10) feet it could be lowered another foot. The Board viewed the proposed septic system from Lake Road approaching from both directions. When asked by Councilwoman Tweedie if the system was new, Mr. Fox responded in the positive but noted that the existing tank and pump would remain. He reminded the Board that the existing system would be abandoned in place and agreed to verify that it was part of the contract of sale. When asked by Mr. Lewis if the nitrate loading would remain the same, Mr. Fox responded in the positive. Planner Banisch noted that it was Mr. Fox's testimony at the January 4, 2021 hearing that the system fell under provisions in the Board of Health Code such that it was not a new system and asked if that determination was based on the fact that the same tank was being used. Mr. Fox explained the types of applications that require approval by the full Board of Health but because this was a relocation of a system it fell under the administrative approval process. When asked by Engineer Bolio if the proposed system was in full compliance with State and local codes, Mr. Fox responded in the positive and noted that no waivers were required.

The Board continued to walk along Lake Road to view the septic system and Mr. Fox described the proposed landscaping, noting that landscaping would be extended further up the driveway to provide additional screening. The Board discussed landscaping along Lake Road immediately in front of the

home; there was consensus that the existing white pine should be enhanced with additional white pines.

The Board entered the site by walking up the subject driveway where Mr. Fox pointed out the four (4) green stakes showing the outline of the disposal bed and the pink stake depicting the top elevation. He again noted that the bed would be reduced in height by one (1) foot by rotating the far right side of the bed approximately 8 to 10 feet.

After discussing the septic system, the Board members viewed the location of the courtyard with Mr. Fox explaining that the orange stakes represented the original driveway circle; the original circle was approximately the same width as the new driveway parking area/courtyard. He noted that the square outlined with Belgium block would become the courtyard to consist of a gravel base verses the original pavement. The objective was to move the courtyard away from the house and provide a square format to accommodate more vehicles. When asked by Planner Banisch if he had identified the setback between the front edge of the courtyard and front property line, Mr. Fox responded in the negative. Mr. Fox noted that the stream corridor was identified using blue stakes; based on the coverage calculation, there was a slight reduction in the overall improvements within the stream corridor.

Board members walked to the rear of the home where Mr. Fox explained that the area was formally a patio and pool; the orange stakes represented the location of the original pool and yellow stakes represented the proposed pool location. He confirmed that no changes were proposed near the detached garage and the lawn would be restored. Chairman Rochat opined that the disturbance for the pool would likely extend an additional four (4) feet beyond the yellow stakes to which Mr. Fox agreed. When asked if the wall would be removed, Mr. Fox responded in the positive. Mr. Fox noted that the existing pool equipment and propane tanks (utilized to heat the pool) would be removed however he was unsure where the new pool equipment would be located; his recommendation was to locate them near the detached garage. When asked to address the comment at the January 4, 2021 meeting with regard to proposed roof mounted solar, Mr. Fox confirmed that no solar panels were proposed. Mr. Fox agreed to revise the plans to reflect some additional disturbance pointed out by Engineer Bolio; he opined that the disturbance may have been the result of additional stockpiling. A brief discussion ensued regarding the proximity of the pool to the stream and if the Board should have any concern about a water quality issue if the pool were to leak. Mr. Fox explained that the applicant would be required to secure a wetland permit for the features to be reconstructed; the NJDEP permit would not allow any discharge of pool water into the stream. Mr. Fox pointed out that the stream buffer line traversed the middle of the covered porch and arched across the driveway between the shed and detached garage. Mr. Fox described the difference between the NJDEP riparian zone (Permit by Rule) and the Boroughs Stream Corridor ordinance requirements. When asked by Mr. Lewis the magnitude of the excavation error, Mr. Fox agreed to demonstrate the difference on the revised plans but opined that it was about four (4) feet closer to the road than what was originally approved. Discussion ensued regarding the existing system of drainage and Mr. Fox explained that the basement floor drains and courtyard drains flow toward the existing pond. Mr. Fox noted that the existing lawn drains between the detached garage and tree would be removed from the stream corridor.

The Board then circled around the rear of the house to the driveway where Mr. Fox noted that no work was proposed on the opposite side of the driveway; the area was being used for storage of some


of the building material. He went on to explain that the first section of the brick wall would be removed to open up the covered porch but the rest would remain. Mr. Fox described some of the construction features of the existing house and the sourcing of slate and stone for the addition.

In conclusion, Mr. Fox noted that the original well located between the brick wall and covered porch was compromised therefore a new well would be drilled between the shed and garage; the existing well would be abandoned with grout and the casing removed. When asked about the existing underground electric, Mr. Fox explained that it would be replaced; the line would run off of the same pole but wrap around the side of the septic system and traverse alongside the driveway.

ADJOURNMENT:

The special meeting was adjourned by a motion of Vice Chairman Rinzler, seconded by Marilyn Layton at 10:07 a.m.

Respectfully submitted,


Shana L. Goodchild
Planning Board Secretary

APPROVED 2/1/21

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