

BOROUGH OF FAR HILLS
Planning Board Special Meeting
Site Visit – Pulte Homes of NJ, Limited Partnership/Residences at Overleigh
MINUTES
August 14, 2021

CALL TO ORDER

Chairman Tom Rochat called the meeting to order at 9:07 a.m. at 220 Route 202, Far Hills, NJ and read the Open Public Meetings statement in accordance with the law.

ROLL CALL

Present: Chairman Tom Rochat, Councilwoman Sheila Tweedie, Vice Chairman Richard Rinzler, Robert Lewis, Jack Koury, Atl. #1 and Suzanne Humbert, Alt. #2

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

Absent: Mayor Vallone, John Lawlor and Marilyn Layton

The following were present on behalf of the applicant: Attorney Craig Gianetti, Anthony Melillo, Engineer Ronald Kennedy, Matt Draheim, James Mullen, Architect Bruce Englebaugh and Rob Holmes.

SITE VISIT

- 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

Craig Gianetti, Attorney on behalf of the applicant noted that the site visit was a public meeting and was announced at the August 2, 2021 Planning Board meeting. He explained that Engineer Ronald Kennedy would provide a tour with reference to numbered stakes shown on the map provided as a handout.

Attorney Henry announced 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 September 22, 2021 public hearing. Questions related to clarification of referenced points may be asked during the site visit.

Ronald Kennedy, Engineer for the applicant provided all participants a copy of a plan (attached to the minutes) with reference numbers that coincide with points on site that were staked. As a group, Planning Board Members, applicant representatives and members of the public toured the property and stopped at the following reference points as shown in Red on the attached map:

Reference Point #3082 – Mr. Kennedy explained that the stake (at the end of proposed Ayers Court) represented the 300-foot setback from Route 202; no buildings can be constructed within that buffer

(330') from the roadway. He noted that the key point was the existing conditions, the proposed groundwater recharge field and proposed landscaping.

Reference Point #3083 – Mr. Kennedy pointed out the proposed groundwater recharge field within the 300-foot buffer.

Reference Point #'s 3087, 3088, 3089 and 3090 – Mr. Kennedy pointed out the four (4) corners of the proposed groundwater recharge field and noted that the location was based on the hydrogeology. Matt Draheim stood at Point #3087 to provide the participants a visual of the far corner of the recharge field. When asked the distance Point 3089 was from Route 202, Mr. Kennedy opined approximately 70 feet. He noted that the buffer area would be supplemented with plantings. Planner David Banisch opined that the area could be used for an informal open play/recreation resource area for residents of the community. Mr. Kennedy noted that meadow grasses could be planted however, trees cannot be planted within the recharge field; the groundwater recharge area would be designed with long trenches similar to a septic system.

Reference Point #3085 – Mr. Kennedy noted that the stake represented a point 300 feet from Route 202 and 100 feet from the side yard. When asked by Mr. Lewis about the site work within the setback, Mr. Kennedy explained that there was a non-disturb buffer of 50 feet; the applicant can re-grade and enhance within the first 50 feet and no disturbance within the next 50 feet. When asked about specific trees, Mr. Banisch referenced notes on the plan that require decisions to be made in consultation with the Engineer and Planner in the field; trees will be marked in the field for preservation.

Reference Point #3093 – Mr. Kennedy called specific attention to the neighboring house known as Overleigh. It was noted by Mr. Kennedy that the existing round structure on the subject site may be preserved.

Reference Point #3097 – Mr. Kennedy noted that it represented the point 100 feet behind proposed Errico Court. Mr. Draheim stood at Reference Point #3096 to provide a visual of the corner of the proposed housing unit.

Reference Point #3106 – Mr. Draheim stood at the stake which represented a property corner. Mr. Kennedy noted that the proposed buildings will be no closer than 100 feet to the stake. He specifically pointed out the understory both on the subject property and the neighbor's property; the applicant will supplement the understory on the subject parcel.

Reference Point #3102 – Mr. Draheim stood at the stake and then proceeded to the proposed cul-de-sac represented by Reference Point #3111 (the cul-de-sac was provided to meet the Residential Site Improvement Standards (RSIS)).

Reference Point #'s 3107, 3108, 3109 and 3110 - The participants gathered near the proposed sewer treatment building and Mr. Kennedy pointed out the wetland markers in light grey and the area of the proposed detention basin. He noted that the area referenced as steep slopes was created by fill placed on the property over the course of approximately 90 years.

Proposed Lots 4.79, 4.80, 4.81 and 4.82 – the attendees gathered on proposed Schley Lane.

Reference Point #3079 – Mr. Kennedy pointed out that it was the corner of the proposed multi-family building and, based on the grade, the structure would be two (2) stories on the front side and three (3)

stories in the rear. Mr. Draheim stood at Reference Point #3075 to provide participants a visual of the rear of the multi-family building.

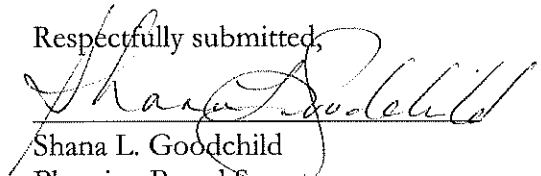
Reference Point #3074 – Mr. Kennedy noted the traffic circle will provide access to the road network within the community.

In conclusion, participants gathered along Route 202 at the proposed entrance. Planner Banisch expressed concern that the intersection would be dark and suggested the applicant think about a possible light. Mr. Kennedy noted that the objective was to downplay the intersection based on the preferences expressed by the Borough. He noted that stone pillars are proposed to mimic some of the features on adjacent properties.

ADJOURNMENT

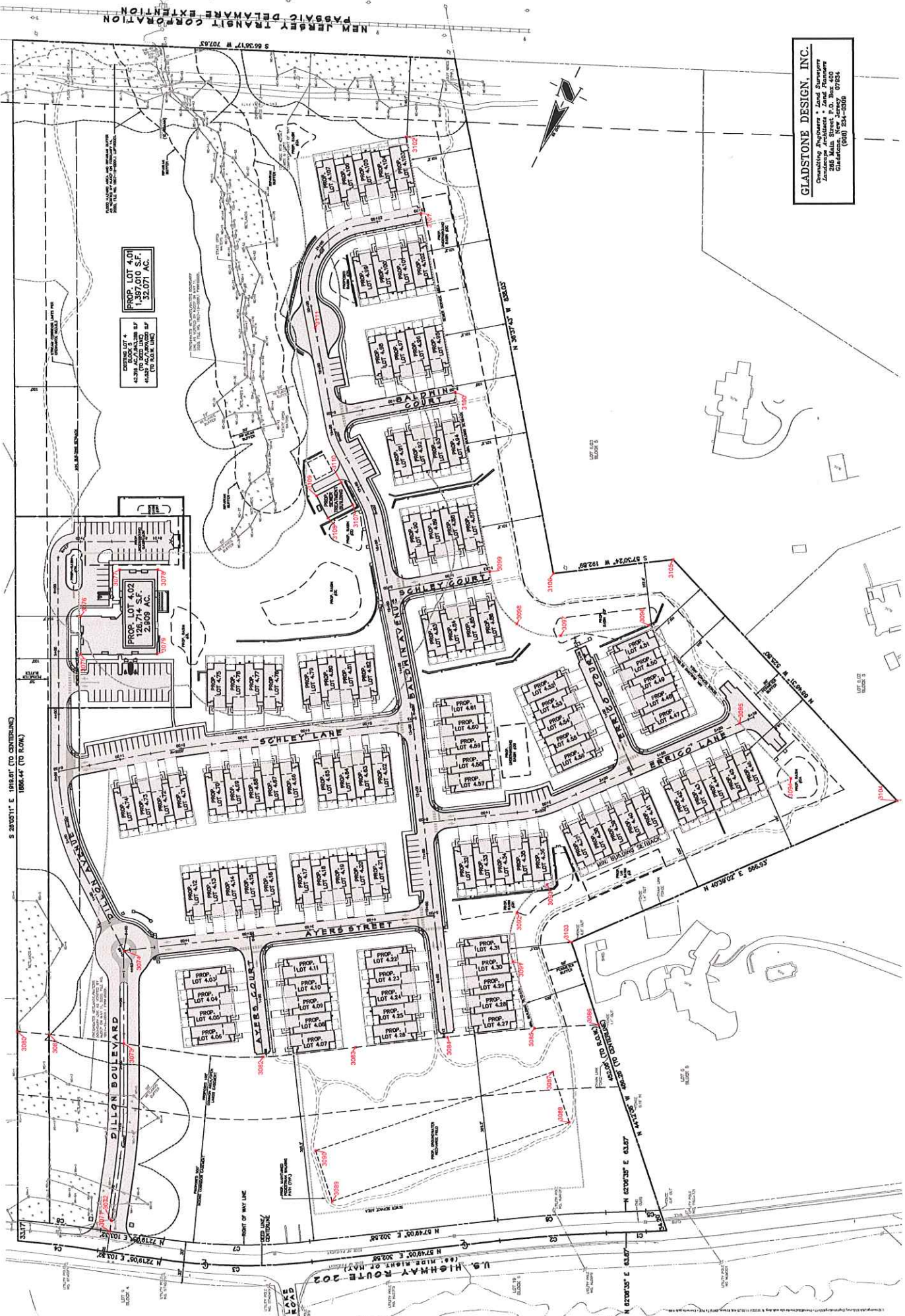
There being no additional questions, the meeting was adjourned by a motion of Councilwoman Tweedie, seconded by Robert Lewis at 10:18 a.m.

Respectfully submitted,



Shana L. Goodchild
Planning Board Secretary

APPROVED 9/22/21



GLADSTONE DESIGN, INC.
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PROP. LOT 4.01
1,397,010 SF
32.07 AC

PROP. LOT 4.02
1,267,714 SF
28.89 AC

S 20°05'11" E 1916.61' (TO CENTERLINE)
1854.44' (TO ROW)

U.S. HIGHWAY ROUTE 202
(i.e., N. J. HIGHWAY 202)
N 87°40'00" E 302.50'

N 82°00'35" E 63.17'
N 82°00'35" E 63.17'

N 40°39'02" E 568.93'

N 40°39'02" E 568.93'

N 40°39'02" E 568.93'

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