

BOROUGH OF FAR HILLS

Planning Board Special Meeting

Site Visit – Colasurdo

MINUTES

October 2, 2021

CALL TO ORDER

Chairman Tom Rochat called the meeting to order at 9:06 a.m. at 300 Pennbrook 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, Marilyn Layton, Robert Lewis and Jack Koury, Alt. #1

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

Absent: Mayor Vallone, John Lawlor and Suzanne Humbert, Alt. #2

SITE VISIT

Attorney Henry announced that the site visit is a public meeting however it is not part of the public hearing therefore it is not a time for Board members to discuss the application or its merits. He asked that Board members put any pertinent information or observations on the record at the October 4, 2021 public hearing.

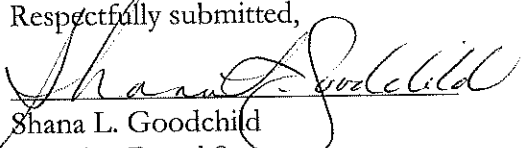
Engineer Paul Fox and Applicants Mr. and Mrs. Colasurdo were present. Mr. Fox pointed out the proposed location of the patio, pool, spa, firepit and pool equipment. He provided a handout (attached) showing the location of the stakes with the limits of the patio staked in yellow ribbons, limits of the pool in blue ribbons and limits of the spa/firepit and pool equipment in orange ribbons. He pointed out the shed to be removed and the Board walked to the rear of the home to view the staking of the proposed improvements. When asked by Mr. Henry if the existing fence was the property line, Mr. Fox responded in the positive. Mr. Fox noted that the pool equipment is proposed 47.7 feet to the rear property line where 100 feet is required. The closest corner of the pool patio to the rear property line measures 60.8 feet. The closest corner of the pool patio to the side property line measures 62.7 feet. When asked by Chairman Rochat about the elevation of the pool, Mr. Fox responded 3.5 feet below the first floor (approximately elevation 294). He noted that the retaining wall is proposed so that they do not have to grade into the woods. Mr. Fox described the lower-level landscaping proposed to fill in the screening. When asked by Mr. Banisch the height of the wall, Mr. Fox noted that the top of the wall at its highest point will be at elevation 298.5 and the bottom of the wall will be at elevation 294.5 (same elevation as the upper patio). The existing septic tank, septic field and locations for the trench drains and drywells were pointed out by Mr. Fox.

A brief discussion about tree removal occurred with the applicant's noting that they would prefer not to remove any trees.

ADJOURNMENT:

There being no additional questions, the meeting was adjourned by a motion of Councilwoman Tweedie, seconded by Ms. Layton at 9:34 a.m.

Respectfully submitted,



Shana L. Goodchild
Planning Board Secretary

APPROVED 11/01/21

