

## **BOROUGH OF FAR HILLS**

Planning Board Special Meeting

Site Visit – Robustelli

### **MINUTES**

December 4, 2021

#### **CALL TO ORDER**

Chairman Tom Rochat called the meeting to order at 9:10 a.m. at 170 Lake Road, Far Hills, NJ and read the Open Public Meetings statement in accordance with the law.

#### **ROLL CALL:**

Present: Chairman Tom Rochat, Councilwoman Sheila Tweedie, Marilyn Layton, Jack Koury, Alt. #1 and Suzanne Humbert, Alt. #2

Also Present: David Banisch, Planner, Shana L. Goodchild, Secretary and one (1) neighbor

Absent: Mayor Vallone, Vice Chairman Richard Rinzler, Robert Lewis and John Lawlor

#### **SITE VISIT**

Chairman Rochat 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 December 6, 2021 public hearing.

Attorney Nicole Magdziak, Engineer Candice Davis, Architect John Lyons and Applicant Mr. Robustelli were present. Ms. Magdziak provided a stake out plan (attached) which corresponds with the flags in the filed denoting the proposed addition to the house and associated patios, incidental features and below grade stormwater management measures. Ms. Davis explained that the applicant is requesting variances to construct a two (2) story addition within the Far Hills Stream Corridor. The four (4) corners of the addition were staked in green and is proposed adjacent to the existing home; the home will be connected to the proposed addition by a covered breezeway. The existing Stream Corridor is shown staked in orange flags and significantly encompasses the existing building as well as the proposed addition. It was noted by Ms. Magdziak that the existing detached garage will be removed. Ms. Davis went on to explain that the proposed addition will conform to the required setbacks. She explained that the applicant proposes an expansion of the patio area with a retaining wall and underground retention area; the existing swimming pool will be removed. The entire lot is over 18 acres and the applicant is proposing less than one (1) acre of disturbance and less than ¼ acre of new impervious surface. When asked by Chairman Rochat if any new equipment is proposed, Ms. Davis explained that the applicant is replacing the existing generator and an underground septic tank within the Far Hills Stream Corridor (in compliance with the setbacks). Architect John Lyons noted that there is a mechanical room in the basement of the addition and the pool equipment will be housed within the mechanical room; a new pool is enclosed within the addition.

When asked by Mr. Banisch if any tree removal is proposed, the applicant noted that they would prefer to keep any trees that are not dead or diseased. Mr. Banisch was particularly concerned with the vegetative buffer between the subject parcel and the neighbor. Mr. Robustelli offered to plant

evergreens as supplemental landscaping, if required. Discussion ensued regarding the height of the retaining wall, raised garden area, added fill and the re-grading that will take place.

Ms. Davis explained that in 2007 the original home was located closer to the stream and existing pool. The Planning Board at the time approved the demolition of the home and the construction of the existing home and as part of that approval there was fill approved within the Stream Corridor.

Those present walked the remainder of the site from the rear, closer to the existing cottage and to the opposite side of the home to understand the arch of the Stream Corridor line. It was noted that regardless of which side of the home the addition was proposed, the Stream Corridor would be impacted. Mr. Banisch noted that there is no real significantly deeper incursion into the Stream Corridor than the existing detached garage which is proposed to be removed.

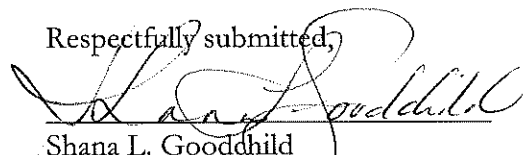
Ms. Davis noted that the existing A/C units are conforming to the front setbacks from the public road but they are located in front of the existing dwelling; technically an accessory structure in the front yard.

Mr. Robustelli thanked the Board and professionals for attending the site walk.

**ADJOURNMENT:**

There being no additional questions, the meeting was adjourned by a motion of Councilwoman Tweedie, seconded by Ms. Layton at 10:05 a.m.

Respectfully submitted,



Shana L. Goodchild  
Planning Board Secretary

**APPROVED 1/3/22**

STAKE NO.	DESCRIPTION	FLAG COLOR
1501-1520	STREAM CORRIDOR	ORANGE
1521-1524	CLEARING LIMIT	ORANGE / BLUE
1525-1542	BP-84P / OUTLET	ORANGE
1526-1527	STORM WATER SYSTEM	BLUE
1528-1531	ADDITION	GREEN
1532-1536	POND	RED
1537-1538	DRYWELL	PINK / RED
1539-1541	100' SETBACK LINE	PINK / RED

