

BOROUGH OF FAR HILLS

Planning Board Regular Meeting

AGENDA

June 7, 2021, 7 p.m.

VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting

<https://us02web.zoom.us/j/89455873670?pwd=ZHpSOGFINGZ2bzhETCtFbmxDbHJlQT09>

Meeting ID: 894 5587 3670

Passcode: 851408

One tap mobile

+13126266799,,89455873670#,,,,*851408# US (Chicago)

+16465588656,,89455873670#,,,,*851408# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 894 5587 3670

Passcode: 851408

Find your local number: <https://us02web.zoom.us/j/89455873670>

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

- June 7, 2021

MINUTES

- May 3, 2021 Regular Meeting

RESOLUTIONS

- **Resolution No. 2021-20** – Appl. No. PB2021-08, Block 15, Lot 4, Suite 101 – Solskinn Therapeutic Massage, LLC
Those eligible: Mayor Vallone, Vice Chairman Rinzler, Mr. Lawlor, Mr. Lewis, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Rochat

APPLICATION/COMPLETENESS DETERMINATION

- Appl. No. PB2021-07
Pulte Homes of NJ, Limited Partnership/Residences at Overleigh
Block 5, Lot 4

PLANNING BOARD AGENDA

6/07/21

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220 Route 202

Prel./Final Subdivision and Site Plan and Variance

Click link to view application material:

<https://www.dropbox.com/sh/mjy9u6122qt1j54/AADdtZeuKL4edE45bXB5OUG4a?dl=0>

EXTENSION REQUEST

- Badr and Mouna Jebara – 199 Lake Road, Block 6, Lot 38
See letter dated May 12, 2021 and Res. No. PB2016-08

Click link to view material:

<https://www.dropbox.com/sh/lafyy7zv55ysd4/AAAJxX6tr1j9GAMlhbGV3fK4a?dl=0>

APPLICATION/PUBLIC HEARINGS

- Appl. No. PB2020-04

Lakehaus, LLC

Block 4, Lot 5

100 Lake Road

Use and Bulk Variances for Ground Mounted Solar

Click link to view application material:

<https://www.dropbox.com/sh/v2zmopxe9z2ubte/AACbcttWVpAj3XSIoEaO334qa?dl=0>

CORRESPONDENCE

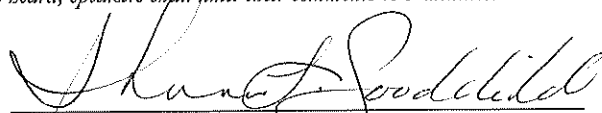
1. A letter dated May 12, 2021 from Luke Pontier re: request for an extension of the variances granted pursuant to Res. No. PB2016-08, Block 6, Lot 38 – 199 Lake Road.
2. A letter dated May 14, 2021 from the Somerset County Planning Board re: Residences at Overleigh, Block 5, Lot 4/US Route 202.
3. A letter dated May 10, 2021 from Ryan Brownell, PE French & Parrello Assoc. re: NJDEP Flood Hazard Area Verification and Individual Permit Submission 8-10 Peapack Road, Block 13, Lots 2 & 3..
4. The NJ Planner March/April 2021 – Vol. 82, No. 2.
5. A letter dated May 25, 2021 re: Pulte Homes of NJ, Limited Partnership/Residences at Overleigh, Block 5, Lot 4.
6. A letter dated May 19, 2021 from Ferriero Engineering re: Pulte Homes of NJ, Limited Partnership/Residences at Overleigh, Block 5, Lot 4.
7. A letter dated June 2, 2021 from Ferriero Engineering re: Lakehaus, LLC, Block 4, Lot 5, 100 Lake Road.

ZONING UPDATE

- Zoning memo dated May 24, 2021 – Kimberly Coward

PUBLIC COMMENT– *The Planning Board welcomes comments from any member of the public. 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.*

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@farbillsnj.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 PARTICPANTS. You can use these controls to 'raise a hand' in order to be unmuted by the host.