

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
AGENDA
September 22, 2021, 7 p.m.
VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting
<https://us02web.zoom.us/j/86755504835?pwd=TVJlQm1FcWlmTHBnbmR6a1FNL1BIUT09>

Meeting ID: 867 5550 4835
Passcode: 685630
One tap mobile
+13126266799,,86755504835#,,,*,685630# US (Chicago)
+16465588656,,86755504835#,,,*,685630# US (New York)

Dial by your location
+1 646 558 8656 US (New York)
Meeting ID: 867 5550 4835
Passcode: 685630
Find your local number: <https://us02web.zoom.us/j/86755504835?pwd=TVJlQm1FcWlmTHBnbmR6a1FNL1BIUT09>

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

- September 22, 2021

MINUTES

- August 2, 2021 Regular Meeting
- August 14, 2021 Special Meeting – Site Walk

RESOLUTION

- **Resolution No. 2021-23** – JFS Fitness, LLC – 45 Route 202, Block 15, Lot 5
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Ringler, Mr. Lewis, Mr. Lawlor, Ms. Layton, Mr. Koury, Alt. #1, Ms. Humbert, Alt. #2 and Chairman Rochat

PUBLIC COMMENT– *The Planning Board welcomes comments from any member of the public. Public comment is welcome for any topic not related to an application or other matter which is the subject of a public hearing. 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.*

APPLICATION/COMPLETENESS DETERMINATION

- Appl. No. PB2021-09
Colasurdo
Block 4, Lot 3
300 Pennbrook Road
Side and Rear Setback Variances
Click link to view application material:
<https://www.dropbox.com/sh/1q7ou1q1aoz9x23/AAABzW1L9aTcNF3yUI2ibgnc8a?dl=0>
- Appl. No. PB2021-12
Symington
Block 23, Lot 1
180 Douglas Road
Front Setback Variance
Click link to view application material:
<https://www.dropbox.com/sh/15cdkf7my9v30yd/AAAYUmwi2yQikKc7vi07Vrr8a?dl=0>

APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2021-10
Far Hills Country Day School
Block 4, Lot 11
697 US Hwy Route 202
Amended Prel./Final Major Site Plan and Use Variance Scoreboard Replacement
Click link to view application material:
<https://www.dropbox.com/sh/z2vb3tu2740rcqz/AAcKInfKB0gbD4hhlZD0Q0wEa?dl=0>
- 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
Click link to view application material:
<https://www.dropbox.com/sh/mjy9u6122qt1j54/AAADdtZeuKL4edE45bXB5OUG4a?dl=0>
- Appl. No. PB2021-16
Living the Life of Our Dreams, LLC
Block 15, Lot 1.01
49 Route 202, Suite 13A (Office #2)
Change of Use/Occupancy/Site Plan Waiver (Subscription Application)
Click link to view application material:
<https://www.dropbox.com/sh/f3nkv82byix3br/AAcJUXbqP87-9HId-asmJyPya?dl=0>

AUTHORIZATION TO CLOSE ESCROW

- Escousse LDP, Block 6, Lot 16.04 \$84.20

PLANNING BOARD AGENDA

9/22/21

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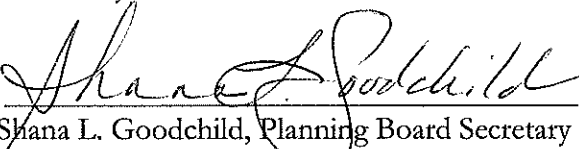
CORRESPONDENCE

1. A letter dated July 13, 2021 from Ferriero Engineering re: Colasurdo Variance, Block 4, Lot 3, 300 Pennbrook Road.
2. A letter dated August 19, 2021 from Ferriero Engineering, Inc. re: Symington Variance, Block 23, Lot 1.
3. A letter dated August 27, 2021 from Ferriero Engineering, Inc. re: Traffic Engineering Review, Residences at Overleigh, Block 5, Lot 4.
4. A letter dated August 12, 2021 from Nicole M. Magdziak re: Pulte Homes of NJ, Limited Partnership/Residences at Overleigh – copies of architectural exhibits presented at the August 2, 2021 meeting.
5. The New Jersey Planner, July/August, Vol. 82, No. 4.

ZONING UPDATE

- Zoning memo dated August 30, 2021 – Kimberly Coward

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