

BOROUGH OF FAR HILLS

Planning Board Regular Meeting

AGENDA

April 4, 2022, 7 p.m.

VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting

<https://us02web.zoom.us/j/85463890980?pwd=ZEE5SXRUC1Z6YUU3eG84blQ4aUpvdz09>

Meeting ID: 854 6389 0980

Passcode: 001912

One tap mobile

+13017158592,,85463890980#,,,,*001912# US (Washington DC)

+13126266799,,85463890980#,,,,*001912# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 854 6389 0980

Passcode: 001912

Find your local number: <https://us02web.zoom.us/j/85463890980?pwd=ZEE5SXRUC1Z6YUU3eG84blQ4aUpvdz09>

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

- April 4, 2022

MINUTES

- March 7, 2022 Regular Meeting

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.*

RESOLUTIONS

- **Resolution No. 2022-15** – Hans Clothier, LLC, Block 15, Lot 1.01 Suite No. 2
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzier, Mr. Lewis, Mr. Koury, Mr. Lawlor and Chairman Rochat

- **Resolution No. 2022-16** – ECM Partners, Inc. dba Advisors + Consultants Block 15, Lot 1.01 Suite No. 13A (Office No. 9)
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Koury, Mr. Lawlor and Chairman Rochat
- **Resolution No. 2022-17** – Stevens & Berger, LLC, Block 15, Lot 1.01 Suite No. 9
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Koury, Mr. Lawlor and Chairman Rochat

APPLICATION/PUBLIC HEARING TO BE CARRIED TO MAY 2, 2022

- Appl. No. PB2021-20
Chateau De Fleur, LLC
Block 4, Lot 7
66 Lake Road
Height Variance
Click link to view application material:
<https://www.dropbox.com/sh/vqfgcq87v7zuyw0/AAABQsC36Cx3T7vh6ho7mq4hwa?dl=0>

APPLICATIONS/PUBLIC HEARING

- Appl. No. PB2020-04
Lakehaus, LLC
Block 4, Lot 5
100 Lake Road
Use and Bulk Variances for Ground Mounted Solar
Time for Decision Deadline – 6/30/22
Click link to view application material:
<https://www.dropbox.com/sh/w2zmopxe9z2ubte/AACbcttWVpAj3XSIOEaO334qa?dl=0>

CORRESPONDENCE

1. A letter dated March 18, 2022 from Somerset – Union Soil Conservation District re: Block 19, Lot 16.
2. Memorandum dated March 4, 2022 from County of Somerset Planning Board re: Somerset County Preservation Plan Public Hearing Notice.
3. A letter dated March 18, 2022 from Ferriero Engineering re: Chateau De Fleur Variance, Block 4, Lot 7.
4. A letter dated March 29, 2022 from Ferriero Engineering re: Lakehaus, LLC Variance, Block 4, Lot 5.
5. A letter dated March 21, 2022 from Frederick Zelle re: Lakehaus, LLC Block 4, Lot 5.
6. The NJ Planner, January/February 2022 Vol. 83, No. 1.

ZONING UPDATE

- Zoning memo dated March 29, 2022 – 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@farhillsnj.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.