

BOROUGH OF FAR HILLS

Planning Board Regular Meeting

AGENDA

May 2, 2022, 7 p.m.

VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting

<https://us02web.zoom.us/j/86565416674?pwd=TFI3eWc1UXM0b3VVZnR5bkMxUIM1Zz09>

Meeting ID: 865 6541 6674

Passcode: 258045

One tap mobile

+16465588656,,86565416674#,,, *258045# US (New York)

+13017158592,,86565416674#,,, *258045# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 865 6541 6674

Passcode: 258045

Find your local number: <https://us02web.zoom.us/j/86565416674?pwd=TFI3eWc1UXM0b3VVZnR5bkMxUIM1Zz09>

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

- May 2, 2022

MINUTES

- April 4, 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. 2022-18** – A&D Kitchen Interiors, LLC, Block 15, Lot 1.01 Suite No. 13A (Office #4)
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Ringler, Mr. Lewis, Mr. Koury, Mr. Lawlor and Chairman Rochat
- **Resolution No. 2022-19** – Lakehaus, LLC Block 4, Lot 5, 100 Lake Road

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(See resolution for eligibility)

APPLICATION/PUBLIC HEARING TO BE CARRIED TO June 6, 2022

- Appl. No. PB2021-18
Mahoney
Block 5, Lot 6.03
5 Fox Hunt Court
Use Variance
Click link to view application material:
<https://www.dropbox.com/sh/g9qtb87nv1yjpvm/AACQO-RGmckEEc2jRxgwBp3ta?dl=0>

COMPLETENESS DETERMINATION

- Appl. No. PB2022-05
Cilento 30 Peapack, LLC
Block 9, Lot 2
30 Peapack Road
Bulk Variances
Click link to view application material:
<https://www.dropbox.com/sh/aayts2vc6ph26jd/AAC81O5RgxVewtTlkoV8cvTOa?dl=0>

EXTENSION REQUEST

- Appl. No. 2020-13
20 Lake Road, LLC
Block 4, Lot 9
20 Lake Road
See letter dated April 22, 2022 and Res. No.'s 2020-11 & 2021-13
Click link to view material:
<https://www.dropbox.com/sh/rl9f3c8dq1ss69w/AADUDKTZA0SwGrd24ty2jZPfa?dl=0>

APPLICATIONS/PUBLIC HEARING

- Appl. No. PB2022-06
Ashley Ella Studio Fine Art Restoration
Block 15, Lot 1.01
49 Route 202, Suite 13A (Office #6)
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
https://www.dropbox.com/sh/jqiu4ukmfbr0f7y/AACKAZURTsqmvhZrDic_7SLoa?dl=0
- Appl. No. PB2022-07
Anne Culin
Block 15, Lot 1.01
49 Route 202, Suite 13A (Office#7)
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
<https://www.dropbox.com/sh/d0w12j9zqxu9i1s/AABQAzhNSQqJvg9VmlCkpArKa?dl=0>

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CORRESPONDENCE

1. A letter dated April 21, 2022 from County of Somerset Planning Board re: Residences at Overleigh, Block 5, Lot 4.
2. A letter dated April 19, 2022 from PK Environmental re: NJDEP LOI Footprint of Disturbance (FOD), Block 6, Lot 33 (20 Spring Hollow Road).
3. A letter dated April 5, 2022 from Ferriero Engineering re: Cilento 30 Peapack Road, LLC, Block 9, Lot 12.
4. A letter dated April 22, 2022 from David Brady, Esq. re: 20 Lake Road, LLC Block 4, Lot 9.
5. A letter dated April 19, 2022 from Robert Garofalo, Esq. re: Chateau De Fleur, LC, Block 4, Lot 7.
6. A letter dated April 27, 2022 from Robert Garofalo, Esq. re: Mahoney, Block 5, Lot 6.03.

ZONING UPDATE

- Zoning memo dated April 26, 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.