

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
AGENDA

June 6, 2022, 7 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/89650455213?pwd=cEY4U2FWWFVxWjFzMEE2TUVMODd5QT09>

Meeting ID: 896 5045 5213

Passcode: 370614

One tap mobile

+13017158592,,89650455213#,,, *370614# US (Washington DC)

+13126266799,,89650455213#,,, *370614# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 896 5045 5213

Passcode: 370614

Find your local number: <https://us02web.zoom.us/j/89650455213?pwd=cEY4U2FWWFVxWjFzMEE2TUVMODd5QT09>

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 6, 2022

MINUTES

- May 2, 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. 2022-20** – 20 Lake Road, LLC, Block 4, Lot 9
Those eligible: Vice Chairman Rinzier, Mayor Vallone, Councilwoman Tweedie, Mr. Lawlor, Mr. Lewis, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Roebat
- **Resolution No. 2022-21** – Ashley Ella Studio Fine Art Restoration, Block 15, Lot 1.01 Suite No. 13A (Office #6)
Those eligible: Vice Chairman Rinzier, Mayor Vallone, Councilwoman Tweedie, Mr. Lawlor, Mr. Lewis, Mr. Koury and Chairman Roebat

- **Resolution No. 2022-22** – Anne Culin, Block 15, Lot 1.01 Suite No. 13A (Office #7)
Those eligible: Vice Chairman Rinzler, Mayor Vallone, Councilwoman Tweedie, Mr. Lawlor, Mr. Lewis, Mr. Koury and Chairman Rochat

APPLICATIONS/PUBLIC HEARINGS TO BE CARRIED TO July 5, 2022

- Appl. No. PB2021-18
Mahoney
Block 5, Lot 6.03
5 Fox Hunt Court
Use Variance/Cert. of Pre-existing Non-conforming Use
Action Deadline – 7/5/22
Click link to view application material:
<https://www.dropbox.com/sh/g9qtb87nv1yjpvm/AACQO-RGmckEEc2jRxgwBp3ta?dl=0>
- Appl. No. PB2021-20
Chateau De Fleur, LLC
Block 4, Lot 7
66 Lake Road
Use/Height and Bulk Variance
Action Deadline – 7/31/22
Click link to view application material:
<https://www.dropbox.com/sh/vqfgcq87v7zuyw0/AABQsC36Cx3T7vh6ho7mq4hwa?dl=0>

COMPLETENESS DETERMINATION

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

CORRESPONDENCE

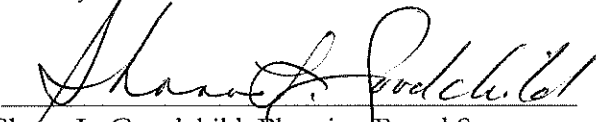
1. A letter dated June 2, 2022 from Robert Garofalo, Esq. re: Chateau De Fleur, LLC, Block 4, Lot 7.
2. A letter dated June 3, 2022 from Robert Garofalo, Esq. re: Mahoney, Block 5, Lot 6.03.
3. A letter dated May 23, 2022 from Robert Garofalo, Esq. re: Chateau De Fleur, LLC, Block 4, Lot 7.
4. A letter dated June 1, 2022 from Ferriero Engineering re: Chateau De Fleur, LLC, Block 4, Lot 7.
5. A letter dated May 26, 2022 from Benjamin Wine re: Cilento 30 Peapack LLC, Block 9, Lot 2.
6. The NJ Planner, March/April 2022 Vol. 83, No. 2.
7. Notice from PSE&G dated May 18, 2022 re: Extension of Freshwater Wetlands General Permit #2 – Right of Way maintenance.

8. Public Notice dated April 12, 2022 re: Robustelli Project Dwelling Addition, 170 Lake Road, Block 3, Lot 10 – Flood Hazard Area Individual Permit, Flood Hazard Area Verification and Freshwater Wetlands General Permit #13, Lake Dredging.
9. Public Notice dated April 12, 2022 re: Robustelli Project Dwelling Addition, 170 Lake Road, Block 3, Lot 10 – Freshwater Wetlands General Permit #10A Minor Road Crossing.
10. A letter dated June 3, 2022 from Ferriero Engineering re: Cilento 30 Peapack, LLC, Block 9, Lot 2.

ZONING UPDATE

- Zoning memo dated May 31, 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.