

**BOROUGH OF FAR HILLS**  
Planning Board Regular Meeting  
**AGENDA**  
September 5, 2023 (Tuesday), 7 p.m.

**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.

**BILL LIST**

- September 5, 2023

**MINUTES**

- August 7, 2023 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. 2023-22** – Albrecht & Dill USA, Inc. Block 15, Lot 1.01  
*Those eligible: Vice Chairman Lewis, Councilwoman Tweedie, Mr. Lawlor, Mr. Koury, Mr. Swon and Chairman Rochat*
- **Resolution No. 2023-23** – Far Hills Corner, LLC Block 14, Lot 1  
*Those eligible: Vice Chairman Lewis, Mayor Welsh, Councilwoman Tweedie, Mr. Lawlor, Ms. Layton, Mr. Koury, Mr. Swon and Chairman Rochat*

**PUBLIC HEARING - CONTINUATION**

- Appl. No. PB2023-07  
Welsh's Motor Sales, Inc.  
Block 13, Lot 12  
26 Dumont Road  
Preliminary and Final Major Site Plan and Use Variance  
*Action Deadline – 12/5/23*  
Click link to view application material:  
<https://www.dropbox.com/scl/fo/7u96lti36nds5m1ico5tm/h?rlkey=yf6k14ttgvi8sfvoqaa2ygle7&dl=0>

**CHANGE OF USE/OCCUPANCY/SITE PLAN WAIVER APPLICATIONS**

- Appl. No. PB2023-11  
Glo Esthetics, LLC  
Block 14, Lot 3  
27 Route 202, Suite #7  
Change of Use/Occupancy/Site Plan Waiver  
Click link to view application material:  
<https://www.dropbox.com/scl/fi/nuuysq0zsys4o6izsuj0o/Appl.-No.-2023-11-Glo-Esthetics-LLC.pdf?rlkey=74woy2vcu2cwn4f69dvr2slnn&dl=0>

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- Appl. No. PB2023-12  
Circular Management Group, LLC  
Block 15, Lot 1.01  
49 Route 202, Suite 13A (Office #10)  
Change of Use/Occupancy/Site Plan Waiver  
Click link to view application material:  
<https://www.dropbox.com/scl/fi/vhe1s5ip5azpxri00fom0/Appl.-No.-2023-12-Circular-Management-Group-LLC.pdf?rlkey=xt2qj2u9ijes61js8sawim4o1&dl=0>

## **BOARD DISCUSSION**

- Reexamination of the Master Plan and Development Regulations (N.J.S.A. 40:55D-89)

## **EXECUTIVE SESSION**

- **Resolution No. 2023-24** – Attorney-Client Privilege – Litigation Peace and Quiet Farm, LLC/Sobel vs Renard, Far Hills Planning Board and the Borough of Far Hills

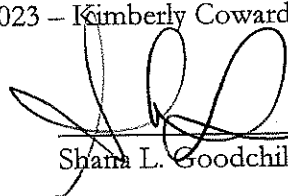
## **CORRESPONDENCE**

1. A letter dated August 10, 2023 from Steve Bolio, Ferriero Engineer re: Welsh's Motor Sales, Inc. – Preliminary & Final Major Site Plan and Use Variance Block 13, Lot 12.
2. A copy of a letter dated July 24, 2023 from NJDEP to Applied Geoecology, LLC re: Floor Hazard Area Permit, Far Hills Race Meeting Assoc.

## **ZONING UPDATE**

- Zoning memo dated August 29, 2023 – Kimberly Coward

## **ADJOURNMENT**

  
 Shana L. Goodchild, Planning Board Secretary