

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
March 6, 2023

CALL TO ORDER

Chairman Rochat called the meeting to order at 7:02 p.m. at the Far Hills Municipal Building and read the Open Public Meetings statement in accordance with the law. Those present stood for the pledge of allegiance.

ROLL CALL:

Present: Chairman Tom Rochat, Vice Chairman Robert Lewis, Mayor Kevin Welsh, Councilwoman Sheila Tweedie, Marilyn Layton, Suzanne Humbert and Thomas Swon, Alt. #2

Also Present: Frank Linnus, Board Attorney; David Banisch, Planner and Shana L. Goodchild, Secretary

Absent: John Lawlor, Jack Koury and Andrea Harvey, Alt. #1

There were approximately four (4) audience members present.

BILL LIST

- March 6, 2022

Vice Chairman Lewis made a motion to approve the Bill List. Councilwoman Tweedie seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Vice Chairman Robert Lewis, Mayor Kevin Welsh, Councilwoman Sheila Tweedie, Marilyn Layton, Ms. Humbert, Mr. Swon and Chairman Tom Rochat

Those Opposed: None

MINUTES

- February 6, 2023 Regular Meeting

Councilwoman Tweedie made a motion to approve the minutes of the February 6, 2023 Regular meeting for content and release. Ms. Layton seconded the motion. All were in favor.

PUBLIC COMMENT

Dr. Mellendick, Lake Road questioned the special Borough Council meeting scheduled for Wednesday night and noted that the agenda posted was very scant. Mayor Welsh reported that the meeting was scheduled to address Affordable Housing litigation.

Steve Newman, 19 Lake Road, was present to follow up on a comment he made last week regarding the 300 foot setback buffer for the Errico Acres project. Councilwoman Tweedie and Mayor Welsh explained that the Planning Board was involved in the approval of the application for the project but the easements were discussed at a Borough Council meeting. Mr. Newman asked for clarification on the 300 foot setback that now appears to be a 50 foot setback. Mr. Banisch explained that the 300 foot buffer extends across the entire frontage of the property and the 50 foot setback is located on the East and West perimeters. Mr. Newman expressed concern with possible light pollution from the site however Mr. Banisch explained that there will be a period of time needed for the 'grow in' of the landscaping but ultimately the vegetation would obscure the development from Route 202. When asked why the application material was not accessible to the public, Ms. Goodchild explained that the documents could be viewed utilizing the Dropbox link accessible from the Borough website or through an OPRA request filed with the Borough Clerk.

Dr. Mellendick, Lake Road noted that the traffic study was one of the most dilute and worst presentations of the Pulte project and he opined that all of the studies were inadequate. He noted that questions related to safety, ingress and egress were left unanswered. Dr. Mellendick asked about road widening and a deceleration lane to which Mr. Banisch agreed to review the plans and have a response for the next meeting.

There being no additional comments, Chairman Rochat closed the public comment portion of the meeting.

RESOLUTIONS

- **Resolution No. 2023-10** – Reynolds Law Group, LLC, Block 15, Lot 4
Those eligible: Vice Chairman Lewis, Councilwoman Tweedie, Mr. Lawlor, Ms. Layton, Ms. Humbert, Ms. Harvey and Chairman Rochat

After a brief explanation of the resolution by Mr. Linnus, Councilwoman Tweedie made a motion to approve the resolution as written. Vice Chairman Lewis seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Lewis, Councilwoman Tweedie, Ms. Layton, Ms. Humbert and Chairman Rochat

Those Opposed: None

- **Resolution No. 2023-11** – 11 DeMun, LLC, Block 13, Lot 5
Those eligible: Vice Chairman Lewis, Councilwoman Tweedie, Ms. Layton, Ms. Harvey and Chairman Rochat

After a brief explanation of the resolution by Mr. Linnus, Councilwoman Tweedie made a motion to approve the resolution as written. Ms. Layton seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Lewis, Councilwoman Tweedie, Ms. Layton and Chairman Rochat

Those Opposed: None

- **Resolution No. 2023-12** – Hasan, Block 19, Lot 13

Those eligible: Vice Chairman Lewis, Mr. Lawlor, Ms. Layton, Ms. Humbert, Ms. Harvey and Chairman Rochat

After a brief explanation of the resolution by Mr. Linnus, Ms. Layton made a motion to approve the resolution as written. Vice Chairman Lewis seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Lewis, Ms. Layton, Ms. Humbert and Chairman Rochat

Those Opposed: None

EXTENSION REQUEST

- Appl. No. 2020-11
Raritan Valley Development Corporation
Block 13, Lot 2 & 3
8-10 Peapack Road

William Hotz, Applicant was present and requested a one (1) year extension of the approval noting that he was close to satisfying the conditions of the resolution. Mr. Banisch had no objection to the extension request and noted that there were at least two (2) outside agency approvals that were required including NJDEP and Somerset County Highway Department; both required changes to the project. He went on to explain that there was a ground floor affordable unit at 10 Peapack Road that had to be eliminated due to the flood hazard elevation. The applicant agreed to replace that unit by designating the second market rate apartment in the De Mun Road apartment building as an affordable unit; there is no loss in the total number of affordable units (a total of five (5) for the project). The County Highway department required changes that impacted parking spaces, striping and crosswalks. When asked by Chairman Rochat if the first floor will continue to be used as a single office, Mr. Hotz responded in the positive.

There being no additional questions, Councilwoman Tweedie made a motion to grant a one (1) year extension. Vice Chairman Lewis seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Lewis, Mayor Welsh, Councilwoman Tweedie, Ms. Layton, Ms. Humbert, Mr. Swon and Chairman Rochat

Those Opposed: None

Mr. Hotz provided a brief update on 46 Peapack Road and noted that resolution compliance was achieved; a pre-construction meeting was scheduled for March 7, 2023.

CORRESPONDENCE


1. A letter dated February 16, 2023 from County of Somerset Planning Board re: Far Hills Affordable Housing, 10 Peapack Road, Block 13, Lots 2 & 3.
2. A letter dated February 2, 2023 from French & Parrello Assoc. re: Raritan Valley Development Corp. Site Plan Compliance Letter-Resolution 2020-26, Block 8, Lot 1, 46 Peapack Road.

ZONING UPDATE

- Zoning memo dated February 28, 2023 – Kimberly Coward

ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Vice Chairman Lewis and unanimously carried to adjourn the meeting at 7:24 p.m. All were in favor.


Shana L. Goodchild, Planning Board Secretary

APPROVED 4/3/23