

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
April 3, 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, Jack Koury, Andrea Harvey, Alt. #1 and Thomas Swon, Alt. #2

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

Absent: John Lawlor and Suzanne Humbert

There were approximately three (3) audience members present.

BILL LIST

- April 3, 2022

Councilwoman Tweedie made a motion to approve the Bill List. Ms. Layton 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, Mr. Koury, Ms. Harvey, Mr. Swon and Chairman Tom Rochat

Those Opposed: None

MINUTES

- March 6, 2023 Regular Meeting

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

PUBLIC COMMENT

Dr. Mellendick, Lake Road asked why the Bill List was not itemized on the agenda. Ms. Goodchild noted that there is no legal requirement to itemize the list on the agenda and noted that records can be requested by submitting an OPRA. Vice Chairman Lewis, Councilwoman Tweedie and Chairman

Rochat went on to explain that the Bill List contains escrow billings for individual applicants and that each voucher is reviewed prior to sign off.

Dr. Mellendick asked why the correspondence listed cannot be provided to the public through a link on the agenda. Ms. Goodchild again reminded Dr. Mellendick that he could file an OPRA with the Clerk for any item of correspondence listed. When asked by Dr. Mellendick when the meeting agenda was posted to the Borough webpage, Ms. Goodchild responded Thursday evening.

Finally, Dr. Mellendick noted that at the last meeting he asked the Planner about an additional travel lane on Route 202 for the Pulte project. Mr. Banisch noted that he reviewed the plan and Pulte is widening the pavement a few feet (approx. 5 feet) on either side of the driveway for a distance of approx. 60 feet in each direction to allow cars to decelerate and accelerate in and out of the project; it is not a separate lane.

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

RESOLUTION

- **Resolution No. 2023-13** – Raritan Valley Development Corporation, Block 13, Lots 2 & 3
Those eligible: Vice Chairman Lewis, Mayor Welsh, Councilwoman Tweedie, Ms. Layton, Ms. Humbert, Mr. Swon 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, Mayor Welsh, Councilwoman Tweedie, Ms. Layton, Mr. Swon and Chairman Rochat

Those Opposed: None

APPLICATION

- Appl. No. PB2023-01
Laura Clare, LLC
Block 15, Lot 1.01
49 Route 202, Suites #14 & 15
Change of Use/Occupancy/Site Plan Waiver

Mayor Welsh and Ms. Layton recused themselves from the application.

Anthony Melillo was present and sworn in by Mr. Linnus. Mr. Melillo explained that the occupant, Laura Clare, LLC, is a florist and will have a maximum of three (3) employees on site with an average of three (3) customers. Hours of operation will be from 8 a.m. to 6 p.m., Monday through Saturday; no site modifications or monument signage are proposed (re-decating of the existing sign was proposed). When asked by Mr. Koury about delivery vans, Mr. Melillo noted that delivery vans would be parked off site but there would be deliveries. When asked by Chairman Rochat how the suites

would be used, Mr. Melillo explained that Suite 15 would be utilized as the office and showroom and Suite 14 would be used for the refrigeration units (not a walk-in unit) and workspace. Vice Chairman Lewis opined that the delivery vans should be restricted from parking long term at the site; permission for loading and unloading only. When asked by Mr. Banisch to clarify the concern, Vice Chairman Lewis expressed concern with delivery vans competing with patrons for parking spaces; he referenced another issue in the Borough at a catering business. The Board agreed that it should be a condition of approval to which Mr. Melillo agreed. When asked by Mr. Koury when her supplies are delivered, Mr. Melillo noted that they arrive off hours (sometimes 2 a.m. in the morning).

There being no additional questions from the Board or professionals, Councilwoman Tweedie made a motion to approve the application with the condition regarding the parking discussed above. The motion was seconded by Vice Chairman Lewis. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Lewis, Councilwoman Tweedie, Mr. Koury, Ms. Harvey, Mr. Swon and Chairman Rochat

Those Opposed: None

Mayor Welsh and Ms. Layton returned to the meeting at this time.

CORRESPONDENCE

1. A letter dated March 1, 2023 from Somerset-Union Soil Conservation District re: Pulte Homes-Far Hills, Block 5, Lot 4.
2. A letter dated March 14, 2023 from Somerset-Union Soil Conservation District re: Renard Residence, Block 6, Lot 33.
3. NJ Planner, January/February 2023, Vol. 84, No. 1.

ZONING UPDATE

- Zoning memo dated March 28, 2023 – Kimberly Coward

ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Vice Chairman Lewis and unanimously carried to adjourn the meeting at 7:26 p.m. All were in favor.


Shana L. Goodchild, Planning Board Secretary

APPROVED 5/1/23