

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
June 5, 2023

CALL TO ORDER

Chairman Rochat called the meeting to order at 7:11 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, John Lawlor, Suzanne Humbert, and Thomas Swon, Alt. #2

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

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

There were approximately five (5) audience members present.

BILL LIST

- June 5, 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 Lewis, Councilwoman Tweedie, Mayor Welsh, Mr. Lawlor, Ms. Layton, Ms. Humbert, Mr. Swon and Chairman Rochat

Those Opposed: None

MINUTES

- May 1, 2023 Regular Meeting

Mayor Welsh made a motion to approve the minutes of the May 1, 2023 Regular meeting for content and release. Ms. Layton seconded the motion. All were in favor. Councilwoman Tweedie abstained.

PUBLIC COMMENT

There was no public comment.

RESOLUTION

- **Resolution No. 2023-16** – Amended Professional Services Agreement – Attorney

PLANNING BOARD MINUTES

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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, Mayor Welsh, Councilwoman Tweedie, Mr. Lawlor, Ms. Layton, Ms. Humbert, Mr. Swon and Chairman Rochat

Those Opposed: None

- **Resolution No. 2023-17** – Chadwick Brokerage, LLC, Block 15, Lot 5

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

Those Opposed: None

- **Resolution No. 2023-18** – Smile for Smile, LLC, Block 15, Lot 1.01

Those eligible: Vice Chairman Lewis, Mr. Lawlor, Mr. Koury, Ms. Harvey, Mr. Swon and Chairman Rochat

After a brief explanation of the resolution by Mr. Linnus, Mr. Lawlor 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, Mr. Lawlor, Mr. Swon and Chairman Rochat

Those Opposed: None

APPLICATIONS

- Appl. No. PB2023-05
Transition to Wellness, LLC
Block 15, Lot 5
45 Route 202, Suite #202
Change of Use/Occupancy/Site Plan Waiver

Mayor Welsh recused himself from the application.

Anthony Melillo was present and sworn in by Mr. Linnus. Mr. Melillo explained that the occupant, Transition to Wellness, LLC, wishes to occupy the last vacant space within the building as office space for a licensed professional counselor offering on-line telehealth sessions to mental health patients; prior and proposed use is for office space. Hours of operation will be from 8 a.m. to 5 p.m., Monday through Friday with no visitors or patrons. There will be one (1) person (the owner) on site requiring one (1) parking space. No site modifications are proposed, and the existing signage will be re-decaled on the monument sign and within the common areas.

There being no additional questions from the Board or professionals, Vice Chairman Lewis made a motion to approve the application. The motion was seconded by Ms. Layton. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

- Appl. No. PB2023-06
Recharge Chiropractic and Sports Rehab
Block 15, Lot 8
55 Route 202
Change of Use/Occupancy/Site Plan Waiver

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

Michael Dispenziere, Applicant was present and sworn in by Mr. Linnus. Mr. Dispenziere explained that the prior use was an Edible Arrangements store and the proposed use is a chiropractic office; two (2) employees proposed. Mr. Banisch noted that the applicant provided a parking calculation which was properly prepared using the correct multipliers for the proposed use; a 1,500 sq. ft. building with the building divided evenly between the two (2) uses results in 8.75 parking spaces. The applicant identified 16 spaces but Mr. Banisch disagreed, noting that he believed there were 11 spaces. There was a brief discussion about whether two (2) cars could be parked parallel to the front of the building and it was concluded that it may be possible but not likely available all the time. In conclusion, Mr. Banisch noted that the applicant conforms with the parking requirement and that the use proposed is permitted. When asked by Chairman Lewis the length of a client's appointment, Mr. Dispenziere explained that an initial visit is generally an hour and a regular visit is 30 minutes. When asked by Mr. Banisch how many clients are in the office at a time, Mr. Dispenziere responded ten (10). When asked if they have an office currently, Mr. Dispenziere responded in the positive. Mr. Banisch noted that there wasn't enough spaces for ten (10) clients and Mr. Dispenziere corrected his earlier testimony and opined that on average it was more likely five (5) clients at a time. He added that he has permission from the landlord to allow all employees to park off site at the train station. Mr. Banisch noted that parking could become problematic if the business gets too busy. While the applicant meets the parking standard in the ordinance, the testimony is at conflict with the amount of spaces that may be required. There was a brief discussion about how to gauge the parking need and the conclusion was to require

the applicant to return in six (6) months to update the Board; the applicant agreed to return. When asked about hours and signage, Mr. Dispenziere explained that the hours of operation would be 7 a.m. to 7 p.m., Monday through Friday and a separate application would be filed for a conforming sign. Councilwoman Tweedie suggested that the applicant speak to the Zoning Officer about the permitted signage for the site.

There being no additional questions from the Board or professionals, Councilwoman Tweedie made a motion to grant conditional approval of the site plan waiver and change of occupancy with the condition that the applicant return in six (6) months to discuss the status of the parking needs. 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. Lawlor, Mr. Swon and Chairman Rochat

Those Opposed: None

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

JULY SCHEDULING

- Discussion regarding availability for July 3, 2023 Planning Board meeting

After a brief discussion, the Planning Board announced the rescheduling of the July 3, 2023 meeting to Wednesday, July 19, 2023 at 7 p.m. Ms. Goodchild noted that she would not be present as she had a conflict with another meeting; she would arrange for coverage.

CORRESPONDENCE

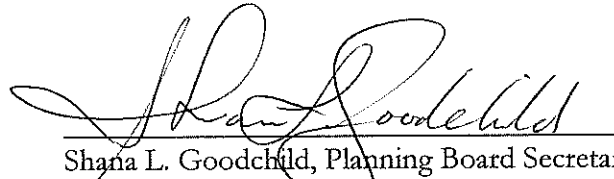
1. The New Jersey Planner – March/April 2023, Vol. 84, No. 2.

ZONING UPDATE

- Zoning memo dated May 30, 2023 – Kimberly Coward

ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Ms. Layton and unanimously carried to adjourn the meeting at 7:44 p.m. All were in favor.



Shana L. Goodchild, Planning Board Secretary

APPROVED 7/19/23