

# O'TOOLE SCRIVO

A LIMITED LIABILITY COMPANY

LAWRENCE S. CUTALO  
[lcutalo@oslaw.com](mailto:lcutalo@oslaw.com)

April 5, 2024

**Via eCourts**

Hon. Kevin M. Shanahan, A.J.S.C.  
Somerset County Superior Courthouse  
20 North Bridge Street  
Somerville, New Jersey 08876

**Re: *In the Matter of the Application of the Borough of Far Hills, Somerset County***  
**Docket No.: SOM-L-903-15**

Dear Judge Shanahan:

This firm represents Plaintiff Borough of Far Hills (“Borough”) in the above matter. On April 4, 2024, the Borough filed an opposition to Pulte Homes of NJ, Limited Partnership’s motion to intervene and enforce litigant’s rights and a cross-motion to enforce litigant’s rights. The exhibit pages are inadvertently missing from the Certification of Albert E. Cruz, Esq. (“Cruz Cert.”), that the Borough filed as part of its submission. In light of this, enclosed is a complete copy of the Cruz Cert., inclusive of all exhibits.

We thank the Court for its time and attention this matter.

Respectfully submitted,

/s/ Lawrence S. Cutalo  
Lawrence S. Cutalo

cc: All counsel of record (via eCourts)

Encl.

**O'TOOLE SCRIVO, LLC**

Thomas P. Scrivo, Esq.  
Lawrence S. Cutalo, Esq.  
14 Village Park Road  
Cedar Grove, New Jersey 07009  
(973) 239-5700  
*Attorneys for Plaintiff,  
Borough of Far Hills*

IN THE MATTER OF THE  
APPLICATION OF THE BOROUGH OF  
FAR HILLS, COUNTY OF SOMERSET

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION: SOMERSET COUNTY  
DOCKET NO.: SOM-L-903-15

*Civil Action - Mount Laurel*

**CERTIFICATION OF  
ALBERT E. CRUZ, ESQ.**

**ALBERT E. CRUZ, ESQ.**, of full age, hereby certifies as follows:

1. I am an attorney at law of the State of New Jersey and a member of the DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C.

2. I was appointed as the Borough of Far Hills Municipal Attorney on October 10, 2023, succeeding Joseph V. Sordillo, Esq., also a member of DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C.

3. I make this Certification based upon my personal knowledge. I further make this Certification in Opposition to Pulte Homes of NJ, Limited Partnership's Motion to Intervene and Enforce Litigant's Rights filed on March 12, 2024 in the above-captioned matter.

4. On December 23, 2019, the Borough adopted an amended site-specific inclusionary development ordinance for the Kimbolton Development, Ordinance No. 2019-08. Section O of the Ordinance provides that, unless otherwise provided in the Site-Specific Ordinance, the Borough's Land Management Ordinance applied to the Kimbolton Development: "O. Except to the extent modified herein, existing provisions of the Far Hills Borough Land Management Ordinance shall apply to [the] development of Block 5, Lot 4, including but not limited to subdivision and site plan standards (Articles IV & V), General Provisions and Management Programs (Article VIII), and Design and Improvement Standards (Article IX)".

5. Attached as Exhibit A is a true copy of Ordinance No. 2019-08.

6. However, thirteen (13) years earlier, on June 12, 2006, the Borough adopted Ordinance No. 2006-08, an amendment to the Borough Land Management Ordinance amending Section 905 titled "Fences, Walls, and Sight Triangles" of Article IX to add a subsection A.5 as follows: "In all zoning districts, fences and walls shall be installed no higher than six (6') feet".

7. Attached as Exhibit B is a true copy of Ordinance No 2006-08.

**Applications for Zoning and Construction Permits**

8. Pulte first applied for a Zoning Permit from the Borough Zoning Officer on May 16, 2023. Since then, Pulte applied for Zoning Permits on June 12, 2023, July 11, 2023, September 29, 2023 and March 4, 2024. All Zoning Permits, except the March 4, 2024 application, were approved as demonstrated by the 2023 Zoning Cash Record.

9. Attached as Exhibit C is a true copy of the Zoning Cash Record.

10. A total of eleven (11) Zoning Permits were issued during this period.

11. Attached as Exhibit D is a true copy of each Zoning Permit.

12. Similarly, Pulte first applied for a Construction Permit on June 13, 2023. Since then, Pulte applied for Construction Permits on June 28, 2023, July 20, 2023, July 26, 2023, August 9, 2023, August 21, 2023, October 2, 2023, October 4, 2023, November 2, 2023, December 7, 2023, December 8, 2023, February 27, 2024, and February 28, 2024. All Construction Permits were issued, with the last Permit issued on March 11, 2024, as demonstrated by the Permit Fee Log Detail.

13. Attached as Exhibit E is a true copy of Permit Fee Log Detail.

14. A total of twenty-four (24) Construction Permits were issued during this period.

15. Attached as Exhibit F is a true copy of each Construction Permit.

16. Pulte has been steadily applying for Zoning Permits and Construction Permits since May 16, 2023, and receiving them, with the last Construction Permit issued March 11, 2024.

17. Pulte received the Construction Permits it requested for one (1) townhouse building, along with site improvements, "but has not applied for a certificate of occupancy as of the date of this Certification". (Mullen Cert. ¶18).

**Borough Officials Become Aware Retaining Walls are Not as Presented to the Planning Board**

18. On or about October 16, 2023, Borough officials became aware that there were retaining walls constructed at the Kimbolton Development more than the six (6") feet height limitation which were not presented to the Planning Board for review and approval.

19. On December 18, 2023, the Borough called for a meeting with Pulte representatives to discuss the retaining walls on December 19, 2023.

20. On December 19, 2023, the Borough met with Pulte representatives to discuss Pulte returning to the Board for necessary variance or design waiver relief, including a plan to mitigate the impact of the retaining wall on the adjoining

properties on Fox Hunt Court and potential modifications to the street and parking layout above the retaining wall. Additionally, the Borough requested an annotated site plan comparison showing the changes in the retaining walls and the grading at the Kimbolton Development since the Board approved Kimbolton on February 7, 2022.

21. Additionally, the Borough requested an annotated site plan comparison showing the changes in the retaining walls and the grading at the Kimbolton Development since the Board approved Kimbolton on February 7, 2022.

22. Because the Borough and Pulte representatives were unable to agree on whether Pulte would return to the Board, the Borough and Pulte agreed to meet again on January 11, 2024.

23. Pulte agreed to prepare the comparison site plan and distribute it to the Borough representatives prior to the January 11, 2024 follow-up meeting.

24. On January 2, 2024, the Borough Attorney sent Pulte a letter memorializing the discussions on December 19, 2023, and that the comparison site plan Pulte was to provide in anticipation of the January 11, 2024 meeting.

25. Attached as Exhibit G is a true copy of a letter from Albert E. Cruz, Esq. to James P. Mullen, Esq. dated January 2, 2024.

26. On January 2, 2024, the Borough Attorney also notified Pulte that until the disagreement regarding Pulte's return to the

Board was resolved, "all construction by Pulte at the Kimbolton Development [was] at Pulte's sole risk". See Exhibit G.

27. On January 11, 2024, representatives of the Borough and Pulte met a second time and reviewed the comparison site plan which showed the number and type of changes to the Site Plan from the Plan last reviewed by the Planning Board and the Site Plan after Compliance Review, but were unable to reach an agreement that Pulte would return to the Board for variance or a design waiver for the retaining walls and grading changes.

**Notice of Violation**

28. On January 18, 2024, the Borough Zoning Officer issued Pulte a Notice of Violation requiring Pulte to cure the retaining wall violations by obtaining amended site plan relief.

29. Attached as Exhibit H is a true copy of the January 18, 2024 Notice of Violation.

30. In accordance with the Notice of Violation, Pulte had the following land use options:

a. Appeal the Zoning Officer's determination to the Planning Board within twenty (20) days of the issuance of the Notice of Violation. N.J.S.A. 40:55D-72a.

b. Cure the Notice of Violation by applying to the Planning Board for amended site plan approval.

c. File an action in lieu of prerogative writs challenging the Zoning Officer's determination with the Superior Court of New Jersey within forty-five (45) days of the issuance of the Notice of Violation. R. 4:69-6(a).

31. On February 14, 2024, Pulte submitted a letter to the Zoning Officer demanding that the Notice of Violation be withdrawn.

32. Attached as Exhibit I is a true copy of a letter from Craig M. Gianetti, Esq. to the Zoning Officer, dated February 14, 2024.

33. On February 27, 2024, the Borough Attorney clarified that the Notice of Violation did "not apply to Zoning Permits for the affordable housing building to be constructed by Pulte . . . as part of the Kimbolton Development".

34. Attached as Exhibit J is a true copy of a letter from Albert E. Cruz, Esq. to Craig M. Gianetti, Esq., dated February 27, 2024.

35. Pulte allowed these periods to expire without appealing the Zoning Officer's determination, curing the Notice of Violation by filing an amended site plan application with the Board, or filing a prerogative writ action.

36. Instead, on March 12, 2024, fifty-three (53) days after the Notice of Violation was issued, Pulte filed the instant Motion to Intervene.

**Notice of Default Under Developer's Agreement**

37. On March 4, 2024, because Pulte breached the Developer's Agreement, the Borough Attorney sent Pulte a Notice of Default.

38. Pulte did not respond to the Notice of Default.



39. Attached as Exhibit K is a true copy of the Notice of Default.

**Hours of Work at Kimbolton Development**

40. On August 29, 2023, the Zoning Officer issued Pulte a Notice of Violation warning Pulte to comply with the hours of work at the Kimbolton Development.

41. Attached as Exhibit L is a true copy of the August 29, 2023 Notice of Violation.

42. Notwithstanding that Pulte agreed to a defined set of hours of work in the Developer's Agreement, because a water line was being constructed on Route 202 to service the Kimbolton Development, Pulte sought to use Kimbolton as a staging area for equipment, materials, parking and bathroom facilities for the water line construction, which construction was required by the New Jersey Department of Transportation Permit to occur during the nighttime hours of 8:00 p.m. to 5:00 a.m.

43. On January 3, 2024, Pulte was informed that these hours of work would require Borough Council approval and Pulte was invited to make a written request to the Clerk and provided with information of when the Council would next meet and the time within which to submit that request.

44. Attached as Exhibit M is a true copy of an email from Albert E. Cruz, Esq. to James P. Mullen, Esq. dated January 3, 2024.

45. On January 3, 2024, Pulte acknowledged the Borough Attorney's email. See Exhibit M.

46. Notwithstanding that Pulte never requested that the Council change the hours of work, the Borough agreed that the Kimbolton Development may be used at night to park the construction workers' vehicles and for bathroom facilities.

47. Notwithstanding Paragraph 19 of the Developer's Agreement, the August 29, 2023 Notice of Violation, the January 3, 2024 email from the Borough Attorney and the January 3, 2024 acknowledgment by Pulte, Pulte continued to violate the hours of work stated in the Developer's Agreement and, on March 5, 2024, the Zoning Officer, once again, requested that Pulte comply.

48. Attached as Exhibit N is a true copy of a letter from the Zoning Officer to James P. Mullen, Esq. dated March 5, 2024.

**Construction Continues at the Kimbolton Development**

49. Notwithstanding that Pulte failed to obtain amended site plan approval from the Board, failed to comply with the January 18, 2024 Notice of Violation; failed to timely appeal or cure the January 18, 2024 Notice of Violation and continued to violate the hours of work, construction by Pulte of the site improvements and one (1) townhome building at Kimbolton Development and the water line along Route 202 continues.

**Pulte's Claim that the Borough's Actions are a Pretense to Prevent Affordable Housing from Being Built**


50. Pulte argues that the Borough is engaged in a course of conduct to frustrate the construction of affordable housing at the Kimbolton Development and relies on a newspaper article discussing the events at the February 13, 2023 Council meeting.

51. However, that is not a complete representation of what occurred. The discussion on February 13, 2023 centered on the introduction of an Ordinance accepting easements for the Kimbolton Development and a financial analysis of Kimbolton.

52. The discussion had nothing to do with the Planning Board approval for the Kimbolton Development. The Planning Board approval had already occurred, and, in fact, the Developer's Agreement was signed by the Borough shortly after the February 13, 2023 Council meeting on March 17, 2023. Moreover, the Borough brought to Pulte's attention the violation of the Planning Board conditions well before the resident described in the newspaper article took a Council seat on January 1, 2024.

53. In fact, there had already been a meeting between the Borough and Pulte on December 19, 2023, seeking to address the violations.

I certify that the foregoing statements made by me are true.  
I am aware that if any of the foregoing statements made by me are  
willfully false, I am subject to punishment.

  
Albert E. Cruz

Dated: April 4, 2024

**EXHIBIT A**

EXPLANATION: This Ordinance establishes an affordable housing overlay zone to be known as the TH-6-IAR Affordable Housing Overlay (AHO) Zone for the property identified as Block 5, Lot 4, commonly referred to as Errico Acres located at 220 Route 202, for the purpose inclusionary affordable housing development, which shall permit the development of a total of 134 new housing units, consisting of 105 age-restricted townhouses, and 29 affordable rental apartments, including at least 25 affordable non age-restricted family rental apartments and up to 4 age-restricted affordable rental apartments.

Revised 06-18-21 – Typographical corrections to Sections 1 & 2 replacing Article VI for Article VII; Section 3 replacing Article VII for Article VIII and Section 703.2 for 7.08

**BOROUGH OF FAR HILLS  
ORDINANCE NO. 2019-08**

AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND MANAGEMENT ORDINANCE OF THE BOROUGH OF FAR HILLS TO ESTABLISH AN TH-6-IAR AFFORDABLE HOUSING OVERLAY ZONE DISTRICT FOR THE PROPERTY IDENTIFIED AS BLOCK 5, LOT 4 IN THE BOROUGH OF FAR HILLS AND TO ESTABLISH USE, BULK AND DEVELOPMENT STANDARDS FOR MARKET-RATE AGE-RESTRICTED TOWNHOUSE AND AFFORDABLE RENTAL APARTMENT DEVELOPMENT ADDRESSING A PORTION OF FAR HILLS BOROUGH'S THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS.

**WHEREAS**, in compliance with the New Jersey Supreme Court decision in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), on or about July 2, 2015, the Borough of Far Hills (“Borough”) filed an action with the Superior Court of New Jersey, entitled In the Matter of the Application of the Borough of Far Hills, County of Somerset, Docket No. SOM-L-903-15, seeking a Judgment of Compliance and Repose approving its Fair Share Plan, in addition to related reliefs (the “Compliance Action”); and

**WHEREAS**, at a duly noticed public hearing on July 1, 2019, the Planning Board of the Borough of Far Hills (“Planning Board”) adopted a Housing Element and Fair Share Plan (hereinafter “Affordable Housing Plan”), which was endorsed by the Mayor and Borough Council at its July 8, 2019 public meeting, which is subject to the Court’s review and approval; and

**WHEREAS**, Melillo approached the Borough with a proposal for the development of inclusionary, residential rental and for sale development on the property identified as Block 5, Lot 4,

located at 220 Route 202, consisting of approximately 42.3± acres (hereinafter referred to as “Errico Acres Site”) and the development of a mixed-use project on property identified as Block 15, Lot 3 (located at 39 Dumont Road), Block 15, Lot 4 (located at 43 Dumont Road), Block 15, Lot 5 (located at 45 Route 202) and Block 15, Lot 1.01 (located at 49 Route 202), consisting of approximately 2.1 acres (“Far Hills Proper Site” together with the Errico Acres Site, the “Properties”); and

**WHEREAS**, at the October 9, 2018 Borough Council meeting, Melillo made a public presentation of the proposed development of the Errico Acres Site and Far Hills Proper Site, with opportunity for the public input and question; and

**WHEREAS**, the Borough and Melillo entered into a Memorandum of Understanding, dated October 9, 2018, setting for the general terms for the inclusionary, residential development at the Errico Acres site and mixed-use development (residential /commercial) on the Far Hills Proper Site (“MOU”); and

**WHEREAS**, the proposed residential development of the Errico Acres site agreed to be developed with a permitted density of up to one hundred thirty four (134) total units, including not less than twenty five (25) non-age restricted, family rental affordable housing units and up to four (4) age-restricted rental units (for a total of 29 affordable rental units); and

**WHEREAS**, the Borough of Far Hills has entered into a settlement agreement on October 15, 2018 with the Fair Share Housing Center and Melillo Equities that addresses Far Hills Borough’s affordable housing obligations and resolves the Borough of Far Hill’s Third Round Mt. Laurel litigation; and

**WHEREAS**, the Superior Court of New Jersey issued a Fairness Order on February 26, 2019 that found the Borough of Far Hills Housing Plan Element and Fair Share Plan to be fully responsive to the Borough’s affordable housing obligations and fair to low- and moderate-income persons; and

**WHEREAS**, pursuant to subsequent negotiations, Melillo agreed to age-restrict the for sale, market units at the Errico Acres site, which consisted up to one hundred and five (105) units, and as the market rate units are subsidizing the construction of the affordable units, the Borough agreed to make an affordable housing contribution towards the project to address the loss in value converting from an family project to an age-restricted project; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Far Hills has determined that Block 5, Lot 4, commonly known as Errico Acres, located at 220 Route 202 in Far Hills Borough, shall accommodate a substantial portion of the Borough's Third Round affordable housing obligation through the development of a total of 134 residential dwelling units consisting of 105 market-rate, age-restricted townhouse units and 29 affordable rental apartments including not less than 25 affordable non age-restricted family rental apartments available to the general public and up to 4 age-restricted affordable apartments; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Far Hills has conducted public outreach including proposed development presentations to the public for review and comment as part of the municipal response to addressing the Borough's Round Three affordable housing obligations, including public presentations of proposed inclusionary zoning development plans for Block 5, Lot 4, that have identified the proposed general development plan for the site having concluded the most recent presentation of the proposed development on November 25, 2019;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Far Hills, in the County of Somerset and State of New Jersey as follows:

**Section 1.** Section 601 entitled "Zoning Districts" of Article VI~~F~~ entitled "Zoning Districts and Zoning Map" is hereby supplemented and amended to read as follows: [New language in **bold and underlined**, deleted language in ~~double-strikethrough~~.]

Section 601. Zoning Districts



For the purpose of this Ordinance the Borough of Far Hills is hereby divided into districts as follows:

<u>Symbol</u>	<u>Name</u>
R-10	Low density residential
R-10A	
R-10 AHO	Affordable Housing Overlay
R-6	Moderate density residential
R-3	Intermediate residential
R-9	Suburban residential
R-5	Village residential
TH-6.5	Townhouse residential
<b><u>TH-6-IAR</u></b>	<b><u>Townhouse Inclusionary Age-restricted Residential</u></b>
VC	Village Commercial
NO	Neighborhood office

**Section 2.** Section 602 entitled “Zoning Map” of Article VI~~F~~ entitled “Zoning Districts and Zoning Map” is hereby supplemented and amended to amend the Borough Zoning Map to include the property identified as Block 5, Lot 4 in the TH-6-IAR Townhouse Inclusionary Age-restricted Residential Zone District.

**Section 3.** Article VII~~F~~ entitled “District Regulations” of The Land Management Ordinance of the Borough of Far Hills, Somerset County is hereby supplemented and amended to establish a new Section ~~7-08.2~~ **703.2** to be entitled “TH-6-IAR Townhouse Inclusionary Age-Restricted Residential” to read as follows: [New language in **bold and underlined**, deleted language in ~~double-strikethrough~~.]

Section 703.2. TH-6-IAR Townhouse Inclusionary Age-Restricted Residential.

- A. Purpose. The purpose of the TH-6-IAR Townhouse Inclusionary Age-restricted Residential Zone is to establish zoning that creates a realistic opportunity for the development of affordable housing in accordance with Far Hills Borough’s Third Round Mt. Laurel affordable housing obligations and Court-approved Third Round Housing Plan Element and Fair Share Plan. This zoning ordinance amendment establishes development standards for market-rate age-restricted townhouse and affordable rental apartment development on Block 5, Lot 4 as called for in the Court-approved Affordable Housing Agreement between the Borough of Far Hills and Melillo Equities, LLC, dated December 9, 2019.

B. Principal permitted uses. Subject to Site Plan approval, the following uses are principal permitted uses in the TH-6-IAR Zone:

1. One-hundred five (105) Townhouses in buildings containing not more than five (5) townhouse units per building.
2. Twenty-nine (29) Affordable apartments in one or more buildings including not less than twenty-five (25) affordable apartments available to the general public and up to four (4) age-restricted affordable apartments.
3. The development plan for Block 5, Lot 4 is anticipated to generally conform to the concept development plan presented to the Borough of Far Hills by Melillo Equities and incorporated herein at Exhibit A, however, the overall layout and configuration of development is subject to Planning Board approval and therefore may not strictly conform to Exhibit A.

C. Permitted accessory uses. Subject to site plan approval, the following uses are permitted accessory uses in the TH-6-IAR Zone:

1. Off street parking.
2. Storage buildings necessary and incidental to accommodate storage needs of the affordable rental apartments.
3. Outdoor seating and gathering areas for the benefit of the residents, including benches, gazebos, formal gardens, community gardens.
4. A building, structure or use that is customarily incidental and subordinate to the principal uses of the lot, not including exterior storage sheds or other buildings accessory to individual townhouse units, including, but not limited to:
  - i. Tennis courts or any form of outdoor recreation court, or play field.
  - ii. Tot lots and playground equipment.
  - iii. Walking paths.
  - iv. Any essential utility structure.
5. Signs, in accordance with Article IX.

D. Permitted conditional uses.

1. None.

E. Permitted residential development (maximum):

- |  |                                    |
|--|------------------------------------|
| 1. Age-restricted, market-rate townhouses:                 | 105 units (max. 5-units/building). |
| 2. Affordable rental apartments:                           | 29 apartments.                     |
| i. Affordable non age-restricted family rental apartments: | At least 25 apartments.            |
| ii. Affordable age-restricted rental apartments:           | Up to 4 apartments.                |

F. Building height (maximum):

1. Age-restricted, market-rate townhouses:
  - i. 2-1/2 stories; and
  - ii. 36'.
2. Affordable rental apartment buildings:
  - i. 3-stories with an exterior architectural appearance of a 2-1/2 story building; and
  - ii. 42'.

## G. Area, yard, and setback requirements.

1. Tract area (minimum): 40 acres (before any right-of-way, easement or similar land dedications)
2. Maximum Building Coverage.
  - i. The total ground floor area of all buildings shall not exceed thirty (30%) percent of the lot area.
3. Maximum Impervious Coverage.
  - i. The total area of all impervious surfaces shall not exceed sixty (60%) percent of the lot area.
4. Yard requirements:
  - i. Front yard: 300'
  - ii. Side yard: 100'
  - iii. Side yard tree buffer: 50'
  - iv. Rear yard: 50' (from railroad right-of-way)
5. Building setbacks:
  - i. Townhouses building setbacks:
    1. From tract boundary line: 100'
    2. From internal street curblines/parking space: 28'<sup>1</sup>
    3. Between buildings:
      - a. Front wall to any other wall: 60'
      - b. Rear wall to rear wall: 60'
      - c. Rear deck/patio to rear deck/patio: 30'
      - d. End/side wall to end/side wall: 25'
      - e. End/side wall to street curblines/parking space: 30'
  - ii. Affordable rental apartment building(s) setbacks:
    1. From tract boundary line: 100'
    2. From internal street curblines/parking space: 15'
    3. Between buildings: 50'
  - iii. Apartment accessory storage building setbacks:
    1. From tract boundary line: 100'
    2. From internal street curblines/parking space: 15'
    3. Between apartment and storage buildings: 25'
    4. Accessory storage buildings may be located in the front, side or rear yard area and shall conform to all yard requirements in G.5 above. Landscaping shall be used to screen the view of accessory storage buildings from townhouse units.
    5. Design. Architectural design and materials used in the construction of accessory buildings shall conform to and complement the architectural style of the affordable rental apartment building(s).

## H. Off-street Parking.

1. Parking shall be provided on site in accordance with the NJDCA Residential Site Improvements Standards (RSIS).
  - i. All off-street parking areas and internal roadways shall be paved, bounded by permanent Belgian block curbing and constructed in accordance with Borough of Far Hills road

---

<sup>1</sup> 24' if sidewalks are not provided between townhouse and curblines/parking space.

specifications; provided, however, that, upon recommendation of the Planning Board and Borough Engineer, the requirement of curbing may be waived or modified when found not to be needed for control of storm water, protection of pavement and similar functional purposes.

- ii. Parking areas shall be located at least fifteen feet (15') from an affordable rental apartment building and fifty (50) feet from a tract boundary.
  - iii. Except as otherwise provided in the New Jersey Residential Site Improvement Standards, internal roadways shall be at least twenty-four (24) feet in width for two (2)-way traffic and twelve (12) feet in width for one (1)-way traffic and shall not enter the public right-of-way street within one hundred (100) feet of an existing intersection, subject to NJDOT approval. Drives leading from internal roadways to parking areas shall be at least twenty (20) feet in width.
  - iv. The arrangement and location of garages, parking areas and internal roadways shall be subject to approval by the Planning Board and shall be designed to ensure maximum safety, proper circulation and maximum convenience for residents and their guests.
  - v. Sidewalks shall be provided along at least one side of any internal road serving the developments (townhouses and affordable rental apartments) and shall provide a pedestrian connection to walking path(s) that shall be provided for the use and enjoyment of the residents.
  - vi. Parking for townhouses shall include two-car garages and driveway parking with a minimum driveway length of 20' between garage doors and the edge of a sidewalk.
  - vii. Parking for affordable rental apartments shall be provided in close proximity and adjacent to the apartments for convenient resident access.
2. Parking areas shall be appropriately landscaped to minimize off site headlight glare impacts to adjoining residential uses and to soften lighting impacts and the view of parked vehicles from adjoining residential uses within the tract.

#### I. Landscaping, buffering and lighting

- 1. Landscaping shall be provided that is appropriate to the residential neighborhood within which the townhouse and affordable housing developments are constructed, including a generous supply of foundation plantings and ornamental trees for each dwelling within the townhouse development and for the apartment building(s) containing the affordable rental apartments.
  - i. A landscaping plan prepared by a licensed landscape architect shall be submitted for Board review, which shall identify all proposed landscaping for the tract, including individual planting plans for the townhouses and apartment buildings. The landscaping plan shall identify supplemental, replacement and required buffer plantings in accordance with the requirements set forth below.
  - ii. Driveways, internal roads and parking areas shall be suitably landscaped as may be necessary to prevent headlight glare impacts to residences within the development tract.

#### 2. Buffers.

- i. Perimeter Buffer: A minimum 50' wide landscaped buffer shall be maintained along all side and rear tract boundaries, which shall not be occupied by any site improvements, including buildings, driveways, parking, etc., however a pedestrian walking path circulating around the perimeter of the site shall be permitted within the 50' landscaped buffer, and stormwater management grading shall be permitted within the 50' landscaped buffer to the extent necessary, subject to Board approval.
- ii. Frontage Buffer: A minimum 200' landscaped buffer shall be maintained along Route 202 in accordance with Article VIII, General Provisions and Management Programs,



Section 803.F., Scenic, which shall be designated with a scenic corridor easement. Driveway and essential utility access to the tract shall be permitted through the Scenic Corridor Easement, subject to Planning Board approval.

1. In addition to the 200' Scenic easement across the Route 202 frontage of the tract, there shall be provided a 100' wide "Common Area/Open Lands" easement provided parallel and in addition to the Scenic easement.
  - a. The form of easement shall be provided at the time site plan application is made for the development.
  - b. There shall be no road, parking or building improvements within the "Common Area/Open Lands" easement with the exception of features such as outdoor seating areas, gardens, landscaping, etc., for the use and enjoyment of residents.
  - c. Driveway and essential utility access to the tract shall be permitted through the Common Area/Open Lands, subject to Planning Board approval.
  - d. If an on-site wastewater management facility and subsurface wastewater disposal system is to be constructed on site, these features may be constructed within the 100' wide Common Area/Open Lands" easement area, subject to approval by the Planning Board.
- iii. Hedgerows and tree lines. Efforts shall be made to maintain existing significant stands of trees and common hedgerows along property lines and the public right-of-way. The objective is to minimally impact the Route 202 scenic corridor as perceived by travel along the roadway by maintaining existing vegetation to the extent achievable and practicable and to limit alteration of the scenic corridor to those changes necessary to accommodate access to the tract for permitted development.
  1. Where removal of vegetation within existing hedgerows and tree lines is necessary for driveway and pedestrian access improvements, replacement landscaping shall be provided to reestablish such hedgerows and tree lines to the extent practicable utilizing native species of a mix of evergreen, deciduous, and ornamental trees and shrubs and understory plantings.
  2. Existing hedgerows and tree lines to remain undisturbed shall be supplemented with additional vegetation, consisting of native tree and shrub species where supplemental landscaping will enhance the screening effectiveness of the 200' scenic corridor easement.
  3. Removal of undesirable invasive exotic vegetation shall be permitted within the 200' scenic corridor easement but only in conjunction with a comprehensive landscaping replacement plan, subject to Board approval.
  4. Existing roadside forested areas and hedgerows shall be maintained to the extent practicable.
- iv. Supplemental buffering and landscaping. When found necessary and desirable by the Planning Board, supplemental buffering and landscaping may be required to enhance visual screening of various elements of the development when viewed from off-tract.
3. Lighting. Adequate artificial lighting shall be provided in parking areas and along sidewalks, walkways and internal roadways.
  - i. The source of lighting shall be directed downward, away from buildings and adjoining streets and property lines.
  - ii. Lighting fixtures shall be so arranged that the direct source of light is not visible from any adjacent property.

- iii. Lighting fixture specifications shall indicate that lighting used throughout the tract shall emit light in the range of 2800°K – 3500°K.
  - iv. Lighting fixtures used throughout the tract shall be thematically coordinated with similar styles and lighting sources.
  - v. All lighting shall be subject to an in-service lighting inspection by the Borough Engineer. Where deemed necessary and appropriate by the Borough Engineer to minimize the view of light sources from off site or from adjacent residential uses within the development, lighting fixtures shall be adjusted or fitted with house-side shields to reduce glare and brightness.
- J. Stormwater management shall be provided consistent with applicable local, county and State regulations.
- K. Sanitary sewer/wastewater management
- 1. Wastewater management may be provided by extending the public sewer line to the tract; or through the construction of an on-site treatment facility and groundwater discharge system.
    - i. Public sewer line extension. If wastewater treatment is to be provided through an extension of the public sewer system, the developer at his sole cost and expense, shall be responsible for the design of the sewer line extension, which shall be designed as a force main or other similar design that shall preclude connection to the sewer line by any of the existing properties along U.S Highway Route 202, or any properties within Far Hills Borough located between and adjacent to Enrico Acres and the existing terminus of the sewer line in Route 202 at Far Hills village.
    - ii. On-site treatment plant and wastewater disposal facilities. If wastewater treatment is to be provided by an on-site treatment plant and groundwater disposal system, the systems shall be owned, operated and maintained exclusively by the development which it serves (townhouses and rental apartment buildings). Maintenance agreements between the townhouse development homeowner's association and the owner of the affordable rental apartments shall be subject to review and approval by the Borough Attorney.
      - 1. To the extent permitted by law, the Borough may require a bond or other form of maintenance guarantee to ensure long-term operation and maintenance of an on-site wastewater management treatment plant and the groundwater discharge system that serves the developments.
- L. Public water supply. At the developer's sole cost and expense, public water shall be provided to adequately serve the developments.
- 1. The cost of water service extension design and all outside agency approvals for water line improvements necessary to serve the development shall be solely bore by the developer.
- M. Architectural design. The Borough's Court-approved settlement agreement authorizing the development of Block 5, Lot 4 includes architectural design provisions enabling Borough review and approval of the townhouse development and rental apartment building(s) exterior design.
- 1. Preliminary architectural designs of proposed development shall be further refined by the developer and subject to final review and approval by the Planning Board.
  - 2. Architectural design of the townhouses and rental apartment building(s) shall incorporate a sufficient degree of architectural design and exterior building material variation so as to exude a high-quality exterior appearance.
    - i. The townhouses shall be designed utilizing exterior features such as traditional stone or brick water tables, clapboard siding and other residential design elements commonly

found in the village. Roof pitch, door and window style and placement, exterior trim and ornamentation, etc., should emulate and expand upon the traditional early 1900's architecture of Far Hills village.

- ii. Townhouse and affordable rental apartment building exterior architectural design and materials should be coordinated, substantially consistent and harmonized among the buildings.

N. Age-restriction.

1. Townhouses: All one-hundred five (105) market rate, for-sale residential townhouse units shall be age-restricted. Said age-restriction shall be set forth in all deeds, by-laws and resolutions of the homeowners association, and registered with the State of New Jersey. The age-restriction deeds, by-laws and resolutions of the homeowners association shall be subject to review and approval by the Borough Attorney prior to registration with the State of New Jersey. The age-restriction and all controlling documents such as deeds and policies shall conform to applicable State law, the federal Fair Housing Act and the federal Housing for Older Persons Act of 1995.
2. Affordable rental apartments: Up to four (4) affordable rental apartments shall be age-restricted. Said age-restriction shall be set forth in all deeds, by-laws and resolutions of the homeowners association. Said age-restriction shall be enumerated in an affordable deed restriction prepared on forms that conform to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et. seq. ("UHAC"), subject to approval by the Borough Attorney.

O. Except to the extent modified herein, existing provisions of the Far Hills Borough Land Management Ordinance shall apply to development of Block 5, Lot 4, including, but not limited to subdivision and site plan standards (Articles IV & V), General Provisions and Management Programs (Article VIII), and Design and Improvement Standards (Article IX).

P. Affordable housing requirements. All twenty-nine (29) affordable units shall comply with N.J.A.C. 5:93-1 et seq. (COAH's Chapter 93, Substantive Rules) and N.J.A.C. 5:80-26.1 et seq., the NJ Uniform Housing Affordability Controls (U.H.A.C.) as may be amended, supplemented or replaced by regulation or law, with respect to construction, marketing, administration, income qualification, bedroom mix, occupancy and affordability controls.

1. Deed restrictions memorializing 30-year affordability controls continuing thereafter until the Borough in its sole discretion may choose to release the controls shall be prepared on forms authorized in U.H.A.C. and submitted to the Borough Attorney for review and approval. Deed restrictions shall be recorded by the applicant as a condition of site plan approval. No certificate of occupancy shall be issued until affordability controls have been recorded.
2. Phasing. Affordable housing construction and delivery shall conform to N.J.A.C. 5:93-5.6 (d), which requires that low- and moderate-income housing units be built in accordance with the following schedule:

Minimum Percentage of Low and Moderate Income Units Completed	Percentage of Market Housing Units Completed
0	25
10	25 + 1 unit



50	50
75	75
100	90
100	100

3. **Administration.** The developer shall contract with a qualified and experienced administrative agent ("Administrative Agent") for the administration of the affordable units and shall have the obligation to pay all costs associated with properly deed restricting the affordable units in accordance with UHAC and other applicable laws for the Deed-Restriction Period. A draft contract with the administrative agent shall be submitted by the developer with the site plan application, which shall be subject to review and approval by the Planning Board and Borough Attorney and executed as a condition of any approval granted by the Board.
4. The developer and its Administrative Agent shall work with the Borough and the Borough's Administrative Agent regarding the affordable units and any affordable housing monitoring requirements imposed by COAH or the Court.
5. **Income mix requirements for the affordable units.** At least 50 percent of the units (15-units) within each bedroom distribution shall be affordable to a combination of very-low-income and low-income households, while the remaining affordable units shall be affordable to moderate-income households. At least four (4) of the units shall be available to very low-income households (defined as units affordable to households earning 30 percent or less of the regional median income by household size) including at least three (3) of the family units (one one bedroom, one two bedroom, and one three bedroom).

Q. **Subdivision.** The subdivision of land within the TH-6-IAR Zone for the purpose of financing, property management, conveyance or creation of fee simple lots for townhouse units or for the separation of the apartment units from the townhouse units shall be permitted by the Board, notwithstanding that after subdivision the individual lots and improvements thereon may not comply with all requirements of this chapter, provided that the pre-subdivision lot remains in compliance with the site plan approved by the Board. Any subdivision shall be subject to the Board conditioning final subdivision approval upon submission by the applicant and approval by the Borough Attorney, of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances dealing with items, including but not limited to access, security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items that are to be provided for the development.

**Section 4.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.



**Section 5.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Far Hills, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed. All other parts, portions and provisions of the Ordinances of the Borough of Far Hills are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 6.** The Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

**Section 7.** After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Far Hills for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

**Section 8.** This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with (a) the Somerset County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

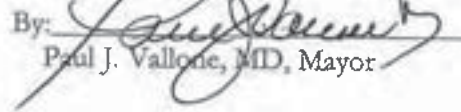
Section 9. This Ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: December 9, 2019  
Published: December 12, 2019  
Adopted: December 23, 2019  
Published: December 27, 2019

ATTEST:

  
Dorothy S. Hicks, Borough Clerk

BOROUGH OF PAR HILLS

By:   
Paul J. Vallone, MD, Mayor

**EXHIBIT B**

**BOROUGH OF FAR HILLS  
SOMERSET COUNTY, NEW JERSEY  
ORDINANCE NO. 2006-08**

**AN ORDINANCE AMENDING SECTION 905 OF THE  
LAND MANAGEMENT ORDINANCE OF THE  
BOROUGH OF FAR HILLS  
ENTITLED "FENCES, WALLS AND SIGHT TRIANGLES"**

**BE IT ORDAINED BY** The Borough Council of the Borough of Far Hills in the County of Somerset and State of New Jersey, that the Land Management Ordinance of the Borough of Far Hills adopted December 28, 1989, and thereafter amended, be further amended as follows:

**SECTION ONE. Purpose.** It is the purpose of this ordinance amendment to amend Section 905 of the Land Management Ordinance of the Borough of Far Hills to identify a maximum permitted height for fences in the Borough of Far Hills.

**SECTION TWO. Amend Section.** Section 905 entitled "Fences, Walls and Sight Triangles" of Article IX of the Land Management Ordinance of the Borough of Far Hills is hereby amended and supplemented by adding the following to Subsection A:

5. In all zoning districts, fences and walls shall be installed no higher than six feet (6').

**SECTION TWO. Severability:** If any section or portion of this Ordinance shall be adjudged unconstitutional or invalid, the same shall not affect, impair or invalidate any other provision of this Ordinance.

**SECTION THREE. Repealer:** All Ordinances or parts thereof inconsistent with this Ordinance are repealed to the extent of any inconsistency.

**SECTION FOUR.** This Ordinance shall take effect upon its final passage and publication as provided by law.

*First Reading and Introduction: May 8, 2006*

*First Publication: June 8, 2006*

*Second Reading and Adoption: June 12, 2006*

*Second Publication: June 15, 2006*

**ATTEST:**

  
\_\_\_\_\_  
Robin Collins, Borough Clerk

  
\_\_\_\_\_  
Carl J. Torsilieri, Mayor

**Article IX - Design and Improvement Standards**

**Section 901. Accessory Buildings and Structures**

**A. Accessory buildings as part of principal buildings**

Any accessory building that is attached to a principal building shall be considered part of the principal building and the total structure shall adhere to the yard requirements for the principal building, regardless of the technique of connecting the principal and accessory buildings.

**B. Construction of accessory buildings and structures**

No construction permit shall be issued for the construction of an accessory building or structure, other than construction trailers or storage sheds, prior to the issuance of a construction permit for the construction of the main building upon the same premises. If construction of the main building does not precede or coincide with the construction of the accessory building or structure, the Construction Official shall revoke the construction permit for the accessory building or structure until the construction of the main building has proceeded substantially toward completion.

**C. Location**

An accessory building shall comply with the minimum setback requirements applicable to the zoning district in which it is located.

**Section 902. Bikeways, Paths and Bridle Trails**

A. Bikeways, paths or bridle trails may be required at the approving authority's discretion, depending on the development's location in relation to schools, recreation areas, shopping facilities and existing or proposed paths and bridle trails, or its location with respect to any overall bike route or trail plan adopted by the Planning Board. Bicycle traffic shall be separated from motor vehicle and pedestrian traffic as much as possible.

B. Bikeways shall generally not exceed a grade of three percent (3%), except for short distances, and shall be a minimum of six (6') feet wide. Bikeways shall have a minimum four inch base of crushed stone and two inch PABC-2 surface course. Where bike paths, located outside street rights-of-way, intersect a street, the curbing shall be ramped for bicycle access to the street grade.

- C. Paths and bridle trails shall be designed to accommodate the anticipated demand for these resources. In the design of new development every effort shall be made to maintain the existing bridle trail and path network through the use of easements or other forms of restrictive covenants.

#### Section 903. Buffers

Within any zone, other than a residential zone, in which the lot(s) submitted for plat approval abuts a residential zone or residential use, the following buffer area and landscaping requirements shall apply:

- A. A strip of land twenty percent (20%) of the average width of the property when a nonresidential use abuts a residential zone or residential use on the side, and/or twenty percent (20%) of the average depth of the property when a non-residential use abuts a residential zone or residential use at the rear, shall be designated as a buffer area and so indicated on the plat. Buffer areas will be contiguous with residential property lines and shall be of uniform width. In no case should the width of the buffer exceed fifty (50') feet. If the buffer is less than twenty (20') feet wide, the applicant may be required to erect a six foot high stockade fence within the buffer area parallel to the lot line of the abutting residential lot and set back a distance appropriate for the landscaping treatment in the buffer area.
- B. Requirements for planting in the buffer area
  1. A solid and continuous landscaped screen shall be planted and maintained to conceal the parking and loading areas, eliminate the glare of vehicle lights throughout the year and camouflage the building from the abutting residential areas. The landscape screen shall consist of evergreen trees, such as hemlock, douglas fir, norway spruce, etc. Trees shall be planted in an area five (5') to twenty (20') feet from the residential line in a zigzag pattern and not more than six (6') feet part, except where otherwise authorized by the approving authority. Evergreen trees shall not be less than five (5') feet high when planted and the lowest branches shall be not more than one (1') foot above the ground. In the event the existing evergreen trees do not cover the required area from the ground, said landscaping screen shall be supplemented with evergreen shrubbery.



2. In addition to the landscaped screen, shade trees, such as sugar maples, scarlet oaks, pin oaks, willow oaks, norway maples, sweet gum, ash, etc., shall be planted by the applicant at a distance of not more than forty (40') feet from each other.
  3. The height of the landscaped screen shall be measured in relation to the elevation of the edge of the parking and loading area. Where the landscaped screen is lower than the elevation of the parking or loading area, either the required height of the screen shall be increased equal to the difference in elevation or the parking or loading area shall be moved to allow the plantings to be located in an area with a similar elevation as the parking or loading area.
  4. If the buffer area includes existing growth of evergreen and deciduous trees and shrubbery but not enough to provide a suitable screen as required above, existing trees and shrubbery may remain and shall be supplemented by additional evergreen plantings to provide the required landscape screen.
- C. The approving authority shall have the power to waive any of the requirements or details specified above if it determines an adequate buffer can be provided in less than twenty (20') feet while maintaining the purposes of this section. The approving authority, when considering waiving any of the buffer requirements, shall review the proposed plat and the standards and purposes of N.J.S.A. 40:55D-1 et seq. and, to these ends, shall consider the location of buildings, parking areas, outdoor illumination and other features of the topography of the area and existing features such as trees and streams; the efficiency, adequacy and safety of the proposed layout of driveways, streets, sidewalks and paths; the adequacy and location of existing green areas and buffer areas; the adequacy and location of screening and parking areas; structures and uses; and such other matters as may be found to have a material bearing on the above standards and objectives.

#### Section 904. Environmental Impact Statement

- A. An Environmental Impact Statement (EIS) is required as part of any application for development involving new buildings or any land disturbance which requires approval of the Planning Board.
- B. Contents of EIS. The EIS shall discuss and analyze those factors required for the particular project as provided in subsection E. and any other factors pertinent to the



project. Where the information is provided elsewhere in the application, it may be incorporated by reference. The applicant may request a preapplication conference with the Planning Board to discuss the scope and detail of the EIS, and the Planning Board may seek the advice of the Environmental Commission in determining said scope and detail. The EIS shall address each of the items outlined below to the degree and extent it is pertinent to the project. In preparing the EIS, the applicant may utilize resource information available from the Borough.

C. The following information shall be submitted in accordance with the requirements of subsection E. as to the scope of the proposed project:

1. Plan and description of proposed project: A project description, complete with site plans, which shall specify the purpose of the proposed project, including products and services, if any, being provided, and the regional, municipal and neighborhood setting, including current land use of the project site and properties within five hundred (500) feet of the site.
2. Inventory of existing natural resources: Generally, an inventory will consider the air quality, topography, surface water bodies, surface water quality, aquatic biota, soils, geology, groundwater, vegetation, wildlife, archaeological and historical features and the presence of wetlands. Forest vegetation is to be classified by type and age class. The distribution of types and classes will be indicated on a map, the scale of which will be one (1) inch equals one hundred (100) feet or such other scale as may be required. The location, species and diameter at four and one half (4 1/2') feet above the ground of all isolated trees four (4") inches or more in diameter are to be shown on the same or on a separate map.

D. Assessment of environmental impact of project: An assessment supported by environmental data of the environmental impact of the project upon the factors described in subsection C.2. above, and specifically the following:

1. Wastewater management. An estimate of the expected quantity and type of wastewater from the proposed development. If disposal is on site, discuss the relation to topography, soils, wetlands and underlying geology, including water table, aquifer recharge areas and all wells within five hundred feet (500) of the disposal areas; include results of percolation tests and soil logs required by ordinance.



If disposal is to an existing private facility or to a public facility, identification, owner and location of the plant and location of the existing collection point to which the proposed project would be connected. Documentary evidence that the expected flows from the proposed facility will be accepted and can be treated adequately by the private or public facility must accompany the environmental impact statement.

The applicant should demonstrate compliance with all applicable state, county and Borough health regulations.

2. Water supply. If the water is to be supplied from the site and a flow of one hundred thousand (100,000) gallons per day or less is required, an impact assessment of water supply is required if the anticipated demand exceeds the available safe yield of the aquifer contained within the property limits indicated in the Borough's resource inventory. In such case the applicant must substantiate and explain the anticipated demand, present proof that the aquifer contained within the property limits can yield the desired amount of water, demonstrate that wells proposed for installation will meet acceptable standards and assess the effect of proposed withdrawals on existing and proposed wells and surface water bodies within the geologic formation. If the plan includes fifty (50) or more dwelling units, certification of the adequacy of the proposed water supply and sewerage facilities must be obtained from the New Jersey Department of Environmental Protection and must be included in the EIS.

If the water is to be supplied from any existing private or public facility, the identification, owner and location of the facility and the location of existing distribution point to which the proposed project would be connected shall be provided. The applicant will submit documentary proof that the facility has the available excess capacity in terms of its allowable diversion and equipment to supply the proposed project and is willing to do so. The applicant must demonstrate to the satisfaction of the Planning Board that the total consumption of groundwater from on-site and off-site sources will not exceed the available safe yield of the aquifer contained within the property limits.

3. Surface drainage and stormwater management. Discussion of the stormwater management plan to be submitted in accordance with Section 915 and compliance with the provisions of that Section.



4. Stream corridors. A description and map of any streams and immediate environs, steep banks, springs and wetlands and streamside vegetation located on the property, in accordance with the standards of Article VIII concerning stream corridors, and evidence of compliance with these standards. Include a map depicting the floodway and flood hazard area as reflected on flood hazard area delineation maps on file with the Borough, along with evidence of compliance with Section 906. The applicant shall supply copies of all resource information provided to the Division of Water Resource in support of an application for any required encroachment permit.
5. Solid waste disposal. Estimate the volume of solid wastes, by type, including excess earth, expected to be generated from the proposed project during construction and operation and describe plans for collection, storage, transportation and disposal of these materials; identify the location(s), type(s) and owner(s) of the facility (facilities) which will receive such solid wastes; demonstrate compliance with the requirements of the Statewide Mandatory Source Separation and Recycling Act.
6. Air quality. Describe each source, its location, the quantity and nature of materials to be emitted from any furnace or other device in which coal, fuel oil, gasoline, diesel fuel, kerosene, wood or other combustible material will be burned, or if any other source of air pollutants, including automobiles attracted by the facility, will be present on the site during or after construction. Evidence of compliance with any applicable state and federal regulations shall accompany the EIS. If a state or federal emission permit is required, a copy of all resource data submitted with the application for the permit shall also accompany the EIS.
7. Noise. A statement of anticipated effects on noise and vibration levels, magnitude and characteristics related to on-site activities and proposed method(s) of control. Background levels of noise throughout the anticipated area affected must be determined. Any applicant for industrial and commercial enterprises must show that after construction and during normal operation the enterprise will not exceed the State of New Jersey regulations controlling industries and commercial stationary sources (N.J.A.C. 7:29-1.1 et seq.).

8. Traffic. Determine the present traffic volume and capacity of the road(s) serving the project and the nearest major intersection; calculate the traffic generated by the proposed project and any increase in background levels during the course of the project's completion; set forth projected volumes for roads and intersections upon completion of the project, and compare the projected level of service (LOS) to the existing LOS; and, describe traffic control measures that will be incorporated to mitigate the impact.
9. Community impact. An analysis of the factors affecting the finances of the Borough, which shall include a comparison of the estimated tax receipts and fiscal outlay for municipal services; estimated number and types of jobs to be provided; calculation of the number of school-age children to be produced; and, any addition to existing municipal services rendered by the project.
10. Visual impact. Discuss how the natural or present character of the area will be changed as a result of the proposed development, and the steps taken to mitigate the impact.
11. Artificial light. A statement of anticipated effects on light, magnitude and characteristics related to on-site activities and proposed methods of control, with particular attention to the control of sky glow.
12. Critical and environmentally sensitive area. Quantify and discuss the impact on critical areas, including stream corridors, wetlands and slopes greater than fifteen percent (15%); and environmentally sensitive areas, including highly erodible soils, areas of high water table, mature stands of native vegetation, aquifer recharge and discharge areas and other environmentally sensitive features, areas, or conditions not addressed elsewhere in the EIS. The analysis should include a quantification of pre-development and post-development conditions on the site.
13. Energy conservation. A description of the site in terms of its physical orientation to solar access and prevailing winds, addressing the building and site design and arrangement in terms of energy efficient principles and maximum utilization of renewable energy sources.



14. Environmental protective measures. The EIS shall contain a listing of all environmental protective measures which will be used should the proposed project be implemented. These are measures which will avoid or minimize adverse effects on the natural and man-made environment of the site and region during the construction and operation of the facility.
15. Adverse impacts which cannot be avoided. The EIS shall contain a summary list, without discussion, of the potential adverse environmental impacts which cannot be avoided should the proposed project be implemented. Short-term impacts should be distinguished from irreversible impacts. Any impacts on critical areas, which include but are not limited to streams, floodways, wetlands, slopes of fifteen percent (15%) or greater; and environmentally sensitive areas, which include but are not limited to highly erodible soils, areas of high water table, aquifer recharge areas and mature stands of native vegetation, should specify the type of criteria involved and the extent of similar areas which will not be affected.
16. Summary environmental assessment. The EIS shall contain a concise summary of the environmental impact assessment for the proposed project. This summary will evaluate the adverse and positive environmental effect of the project should it be implemented and the public benefits expected to derive from the project, if any.
17. Permits. List any permits required for this project from federal, state, local, or other governmental agencies, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application, whether the application was approved or denied (include date) or is pending, and the number of the application or permit.

E. Environmental impact statement requirements shall be specific to the scale of the project, as follows:

EIS Item (Sec. 904)	1 and 2 Lots	Residential			Non- Residential
		3 to 9 Lots	10 or More Lots		
C.1 Description of project		X	X		X
C.2 Inventory of existing natural resources		X	X		X
D.1 Wastewater management			X		X
D.2 Water supply	X	X	X		X
D.3 Surface drainage	X	X	X		X
D.4 Stream corridors	X	X	X		X
D.5 Solid waste disposal			X		X
D.6 Air quality					X
D.7 Noise		X			X
D.8 Traffic			X		X
D.9 Community impact			X		X
D.10 Visual impact			X		X
D.11 Artificial lighting			X		X
D.12 Critical areas	X	X	X		X
D.13 Energy conservation		X	X		X
D.14 Environmental protection measures		X	X		X
D.15 Adverse impacts		X	X		X
D.16 EIS summary		X	X		X
D.17 Permits	X	X	X		X

F. Planning Board review. In reviewing an EIS the Planning Board shall take into consideration the effect of the proposed project upon all aspects of the environment, including but not limited to sewage disposal, water quality, water supply, preservation of trees and vegetation, protection of watercourses, protection of air resources, protection of aquifers, protection of public lands and their uses and ecosystems and the avoidance of any nuisance factors. The Planning Board will submit the EIS for review to the Environmental Commission and may submit such statement to such other governmental bodies and to such consultants as it may deem appropriate. The Planning Board shall request that an advisory report shall be made to it by the governmental body or consultant within forty-five (45) days of the submission of the EIS to such governmental body or consultant. The Planning Board shall reject the proposed project on an environmental basis, if it can reasonably determine that the proposed project:

1. Will result in appreciable harm to the environment or to the public health and safety;
  2. Has not been designed with a view toward the protection of natural resources; and
  3. Will place any excessive demand upon the total resources available for such project and for any future project.
- G. Conditions. The steps to be taken to minimize the adverse environmental impacts during construction and operation and the alternatives which may be approved by the Planning Board shall constitute conditions of the approval of the EIS, together with such other conditions as the Planning Board may impose. No certificate of occupancy shall be issued until compliance shall have been made with such conditions.

Section 905. Fences, Walls and Sight Triangles

- A. All permitted fences shall be situated on a lot in such a manner that the finished side of such fences shall face adjacent properties. No fence shall be erected of barbed wire, topped with metal spikes, nor constructed of any material or in any manner which may be dangerous to persons or animals, except that these provisions shall not apply to farms.
1. A tennis court area, where permitted, may be surrounded by a fence a maximum of fifteen feet (15') in height; said fence to be set back from any lot line the distance required for accessory buildings in the zoning district in which it is located.
  2. Buffer areas shall meet the requirements specified in Section 903.
  3. Off-street parking, loading and driveway access shall meet the requirements specified in Section 911.
  4. A private residential swimming pool area must be enclosed by a suitable fence with a self-latching gate at least four feet (4'), but no more than six feet (6'), in height, and a commercial swimming pool must have a fence at least six feet (6') in height.
- B. Sight triangle easements shall be required at intersections, in addition to the specified right-of-way widths, in which no grading, planting or structure shall be erected or maintained more than twelve inches (12") above the street centerline, except for street signs, fire hydrants and light standards. The sight triangle is defined as that area



outside of the street right-of-way which is bounded by the intersecting street lines and the straight line connecting "sight points", one each located on the two intersecting street centerlines: arterial streets at three hundred feet (300'); collector streets at two hundred feet (200'); and local streets at ninety feet (90'). Where the intersecting streets are both arterials, both collectors, or one arterial and one collector, two overlapping sight triangles will be required, formed by connecting the "sight point" noted above with a "sight point" ninety feet (90') on the intersecting street. Such easement dedication shall be expressed on the plat or plan as follows: "Sight triangle easement deeded for purposes provided for and expressed in the Land Management Ordinance of the Borough of Far Hills."

### Section 906. Floodplain Regulation

- A. Floodplains shall be preserved and not built upon. Where a property containing a floodplain is proposed for development or other improvements, no proposed structures or fill shall be located within the one hundred year floodplain. The uses permitted in the one hundred year floodplain shall be limited to general farming, overflow parking and loading areas or areas serving peak parking and loading demands, lawns, gardens, detention basins and ponds meeting other state regulations and open space/recreation uses not requiring structures, provided that none of these uses adversely affect the hydraulic capacity of the one hundred year floodplain and that the water surface elevation of the one hundred year floodplain is not increased. No septic systems shall be in the one hundred year floodplain.
- B. The one hundred year floodplain shall be at least that area designated on the streams identified on maps prepared by the Federal Emergency Management Agency and the State of New Jersey, or such broader area on those streams as might result from on-site evaluation. On streams not identified by said maps, the one hundred year floodplain shall be as delineated by a developer's engineer and approved by the Borough Engineer and the State of New Jersey Division of Water Resources. The municipalities adjacent to the Borough of Far Hills will be advised of any proposed actions which may affect their flooding potential.
- C. The flood hazard design elevation shall be determined on an individual basis based upon stream encroachment line data from the Division of Water Resources or, in the absence of that data, the flood elevation based on a one hundred year storm frequency. One or the other shall be delineated on the plat. In addition, the Municipal Engineer may, upon receipt of the application and with the consent of the landowner,



determine the precise location of the floodway and flood fringe area by close inspection, field survey or other appropriate method and cause the same to be marked on the ground and on the plat, notifying the owner, the New Jersey Department of Environmental Protection, Division of Water Resources, and the approving authority. The assistance of the United States Department of Agriculture, Soil Conservation Service, United States Corps of Engineers and the New Jersey Department of Environmental Protection, Division of Water Resources, may be sought to aid in delineating the flood hazard design elevation, except that where state or federal agencies have or will publish any reports which clearly delineate by contours the flood hazard design elevation of a watercourse, said report shall be the officially delineated flood hazard area as if said report were published in this ordinance.

- D. Any lot containing a floodway on which it is proposed to regrade and/or construct an improvement shall not be permitted unless the proposed use is permitted by this ordinance, plat approval has been granted and a floodway permit has been issued by the New Jersey Department of Environmental Protection, Division of Water Resources.
- E. Any lot containing a flood fringe portion of the flood hazard area and on which it is proposed to regrade and/or construct an improvement shall not be permitted unless the proposed use is permitted by this ordinance and until plat approval has been granted.
- F. Permitted uses in a flood fringe area shall be as follows, provide they are permitted uses in the district in which the flood fringe portion is located:
  1. Agriculture: general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming and wild crop harvesting.
  2. Industrial/commercial: yards, loading areas and parking areas.
  3. Recreation: golf courses, improved courts and playing fields, swimming areas, boat launching ramps, picnic and camping, and open space uses such as hiking trails.
  4. Residential: lawns, gardens, parking areas and play areas.
  5. Public: lawns, parking areas, play and recreation areas.



- G. The applicant shall submit maps, reports and other appropriate documents permitting the approving authority to evaluate whether the proposal has an inherent low flood damage potential; does not obstruct flood flows or increase flood heights and/or velocities; does not affect adversely the water-carrying capacity of any delineated floodway and/or channel; does not increase local runoff and erosion; does not unduly stress the natural environment of the floodplain or degrade the quality of surface water or the quality and quantity of groundwaters; does not require channel modification or relocation; does not require fill or the erection of structures; and does not include the storage of equipment and materials.

#### Section 907. Lighting

- A. Street lighting of a type supplied by the utility and of a type and number approved by the Borough Engineer shall be provided at all street intersections and along all arterial, collector and local streets and anywhere else deemed necessary for safety reasons. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for street lighting.
- B. All parking areas and walkways there to and appurtenant passageways and driveways serving commercial, public, office, multiple family or other uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for nonflare lights focused downward. The light intensity provided at ground level shall be indicated in foot candles on the submitted site plans and shall average at least five-tenths (0.50) foot candles at intersections and three-tenths (0.3) foot candles elsewhere in the area to be illuminated. Lighting shall be provided by fixtures with a mounting height not more than sixteen feet (16') or the height of the building, whichever is less, measured from the ground level to the centerline of the light source, spaced a distance not to exceed five times (5x) the mounting height.
- C. Any outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications is to minimize undesirable off-premises effects. No light shall shine to interfere with or distract driver vision. To

achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval.

Section 908. Lot Configuration

- A. Insofar as is practical, side lot lines shall be either at right angles or radial to street lines.
- B. Each lot must front upon an approved street.
- C. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as poor drainage conditions or flood conditions, percolation tests or test borings indicating the ground conditions to be inadequate for proper sewage disposal for on-lot sewage treatment or similar circumstances, the Board, after adequate investigation, may withhold approval of such lots. If approval is withheld, the Board shall give reasons and notify the applicant and enter the same in the minutes.
- D. Concrete monuments shall be installed on one (1) side of all streets and elsewhere in accordance with the requirements of the New Jersey Map Filing Act.

Section 909. Natural Features

- A. Natural features such as trees, hilltops and views, natural terrain, open waters and natural drainage ridge lines shall be preserved wherever possible in designing any development containing such features.
- B. No top soil shall be removed from areas intended for lawn and open space. Top soil moved during the course of construction shall be redistributed evenly over the tract so as to provide at least four inches (4") of cover to all areas, which cover shall be stabilized by approved seeding and/or planting.
- C. A conscious effort shall be made to preserve the existing vegetation on the site. In any case, a sufficient number of shade trees shall be provided and planted on the site to ensure a minimum of eight (8) trees per acre for each lot or tract. The proposed location of the trees shall be indicated on the site plan and/or subdivision submission. All newly planted shade trees shall be of nursery stock, shall have a minimum caliper of two inches (2"), and shall be of a species indigenous to the area.



Section 910. Non-Conforming Lots, Structures and Uses

- A. Any lawful non-conforming use which existed at the time of the passage of this ordinance may be continued and any existing structure devoted to a non-conforming use may be structurally altered to the following regulations:
1. A non-conforming use shall not be enlarged unless the use is changed to a conforming use. However, where a building meets the use requirements of this ordinance but is non-conforming because of height, area or yard requirements, said use may be enlarged provided the height, area or yard regulations are not violated; i.e., if a front yard is non-conforming, this does not preclude a conforming addition to the rear within the rear setback line.
  2. A non-conforming use, once changed to a conforming use, shall not thereafter be changed back to a non-conforming use.
  3. A non-conforming use in existence at the time of the passage of this ordinance shall not be permitted to be changed to another non-conforming use.
- B. Nothing in this ordinance shall prevent the restoration of a non-conforming building partially destroyed by fire, explosion, act of God or act of public enemy, provided that the restoration cost of the partial destruction is less than 50% of the total value, and provided further that any non-conforming building that is partially destroyed in the manner aforesaid may be reconstructed and thereafter used only in such a manner as not to further violate the reasons for the non-conformity.
- C. Any building that is non-conforming because of use, that is totally destroyed in the manner aforesaid (greater than 50%), may be rebuilt only as a conforming use.
- D. Any building that is non-conforming because of height, area or yard requirements that is totally destroyed, may be rebuilt only if the height, area and yard requirements of this ordinance are met. In the event that it is physically impossible to meet the height and area and yard requirements of this ordinance, said building may be rebuilt providing the non-conforming height and area and yard requirements are not further violated.
- E. Any non-conforming use that is partially destroyed must be the subject of an application for a construction permit to rebuild the non-conforming use within twelve (12) months from

the time of destruction. If the application to rebuild the non-conforming use is filed after the last mentioned twelve (12) month period, a construction permit will be issued for a conforming use only.

- F. Nothing in this ordinance shall prevent the restoration of a wall or other structural element declared unsafe by the construction official.
- G. Nothing in this ordinance shall be interpreted as authorization for, or approval of, the continuance of the use of a structure in violation of zoning regulations heretofore in effect.
- H. The foregoing provisions of this section shall also apply to structures, land or uses, which hereafter become non-conforming due to reclassification of zone districts under this ordinance or any subsequent change in the regulations of this ordinance.
- I. No non-conforming use shall be extended to displace a conforming use.
- J. Whenever a non-conforming use has been discontinued for a period of one year or more, there shall be a prima facie presumption that such use was abandoned.

#### Section 911. Off-Street Parking, Loading Areas and Driveways

##### A. Landscaping

- 1. Except for detached single-family and two-family dwelling units, a screen planting, berm, fence, wall or combination thereof, not less than four feet (4') in height, shall be provided between the off-street parking areas and any lot line or street line except where a building intervenes or where the distance between such areas and the lot line or street line is greater than one hundred fifty feet (150').
- 2. All loading areas shall be landscaped and screened sufficiently to obscure the view of the parked vehicles and loading platforms from any public street or adjacent residential district(s) throughout the year. Such screening shall be by an extension of the building, a fence, berm, wall, planting or combination thereof.
- 3. Each off-street parking area shall have a minimum landscaped area equivalent to one (1) parking space per every ten (10) spaces, landscaped with approximately one-half said area having shrubs no higher than three



feet (3') and the other half having trees with branches no lower than seven feet (7'). Such landscaped areas shall be distributed throughout the parking area in order to break the view of parked cars in a manner not impairing visibility.

B. Lighting

Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and public streets and shall be in accordance with Section 907.

C. Paving and curbing

1. All parking and loading areas and access drives shall be paved as provided below except that the Board, at the request of the applicant and in consideration of the specific parking needs of the applicant and a desire to preserve the natural environment when possible, may permit the elimination of the pavement requirement and/or a reduction in the area devoted to parking provided:
  - a. The submitted plan shall include all the parking spaces required by this ordinance and shall include those spaces to be paved and those requested not to be paved;
  - b. All parking areas not to be paved shall be suitably landscaped and such landscaping shall be indicated on the submitted plan and be in addition to landscaping otherwise required or necessary; and,
  - c. The applicant shall agree in writing on the submitted plan to pave any or all of the non-paved parking areas should the paved parking areas prove to be inadequate to accommodate the on-site parking needs of the premises. The Borough Engineer shall inspect the property one year after occupancy to determine if the additional parking is needed.
2. All paved parking and loading areas and access drives shall be paved as outlined below unless otherwise specified by the appropriate municipal agency and approved as part of the development application approval. All parking areas, regardless of size and location, shall be suitably drained and maintained.



- a. Areas of ingress or egress, parking stall areas and other areas likely to experience similar light traffic shall be paved with not less than four inches (4") of compacted base course of plant mixed bituminous, stabilized base course, prepared and constructed in accordance with Division 3, Section 2A, of the New Jersey State Highway Department Standard Specifications for Road and Bridge Construction (1961) and amendments thereto. A minimum two inch (2") wearing surface of bituminous concrete (FABC) shall be constructed thereon in accordance with Division 3, Section 10, of the aforesaid New Jersey Highway Department specifications and amendments thereto. If and where directed by the Borough Engineer due to unsuitable base conditions, a minimum of three inches (3") of graded quarry blend (Mix #5) shall be provided.
  - b. Where subbase conditions of proposed parking and loading areas are wet, springy or of such a nature that surfacing would be inadvisable without first treating the subbase, the treatment of the subbase shall be made in the following manner: The areas shall be excavated to a suitable depth below the proposed finished grade and filled with a suitable subbase material as reasonably determined by the Borough Engineer. Where required by the Borough Engineer, a system of pourous concrete pipe subsurface drains or an alternate solution approved by the Borough shall be constructed beneath the surface of the parking area and connected to a suitable drain. After the subbase material has been properly placed and compacted, the parking area surfacing material, as described heretofore, shall be spread thereon.
3. All off-street parking lots shall have adequate designations to indicate traffic flow and parking spaces.
  4. All parking and loading areas and access drives serving non-residential and multiple-family developments shall be curbed throughout. Curbing within other developments shall be installed at all intersections, where storm water velocities exceed the erosion velocities specified in the "Standards for Soil Erosion and Sedimentation Control in New Jersey", and/or bordering streets or other areas where on-street parking is permitted and/or likely to occur.

## D. Access

The centerlines of any separate access points shall be spaced at least fifty-five feet (55') apart, shall handle no more than two (2) lanes of traffic; shall be at least twenty feet (20') from any property lines; and shall be setback from the street line of any intersecting street at least fifty feet (50') or one half the lot frontage, whichever is greater, except that in no case need the setback distance exceed two hundred feet (200'). Continuous open driveways in excess of sixteen feet (16') at the street line shall be prohibited except that two way driveways serving non-residential uses and multiple family developments shall be a least twenty-four feet (24') wide. In all instances, due consideration to the proposed width, curbing, direction of traffic flow, radii of curves and method of dividing traffic lanes shall be given. Curbing shall be depressed at the driveway or the curbing may be rounded at the corners and the driveway connected with the street in the same manner as another street.

## E. Location of parking and loading

Required off-street parking and loading spaces shall be located on the same lot or premises as the use served, regardless of the number of spaces required by this ordinance. No designated parking spaces shall be permitted in fire lanes, public streets, driveways, landscaped areas, aisles, buffer areas, sidewalks or turning areas and, in the case of non-residential uses only, no parking shall be permitted in minimum required front, side or rear yard areas.

## F. Type of facility

1. Parking spaces may be on, above or below the surface of the ground. When parking spaces are provided within a garage or other structure, said structure shall adhere to the proper accessory or principal building setbacks, as applicable.
2. The provision of parking spaces shall also include adequate driveway and necessary turning areas for handling the vehicles for which provision is made. Aisles providing access to parking areas shall have the following minimum dimensions:

<u>Angle of Parking Space</u>	<u>One-Way Aisle</u>	<u>Two-Way Aisle</u>
90 degrees	22'	24'
60 degrees	18'	20'
45 degrees	15'	20'
30 degrees	12'	18'
Parallel	12'	18'



Where the angle of parking is different on both sides of the aisle, the larger aisle width shall prevail.

3. Parking spaces shall be dimensioned in accordance with the definition of "parking space" in Article II of this ordinance.

Section 912. Performance Standards For All Uses

A. An application for a construction permit shall provide documentation that the intended use will comply with the performance standards enumerated below. In the case of a structure being built where the future use is not known, a construction permit may be issued with the condition that no Certificate of Occupancy will be issued until such time as this documentation is submitted with respect to the particular occupant.

B. Electrical and/or electronic devices

All electric or electronic devices shall be subject to the provisions of Public Law 90-602, 90th Congress, HR 10790, dated October 18, 1968, entitled "An Act for the Protection of Public Health and Safety from the Dangers of Electronic Product Radiation." Radiation products, as defined in HEW Publication No. (FDA) 75-8003, are prohibited. All forms of electromagnetic radiation lying between 100KHZ and 10GHZ shall be restricted to the technical limits established in the Federal Communication Commission's Rules and Regulations. Additionally, electric or electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line (or beyond the operator's dwelling unit in the case of multi family dwellings) as the result of the operation of such equipment.

C. Glare

No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare beyond its lot lines. Exterior lighting shall be shielded, buffered, and directed so that glare, direct light or reflection will not become a nuisance to adjoining properties, adjoining units, adjoining districts or streets.

D. Heat

No use shall produce heat perceptible beyond its lot lines. Further, no use shall be permitted which could cause the temperature to rise or fall in any body of water, except that

this provision shall not apply to any sewerage treatment plant which has received approval by the State Department of Environmental Protection.

E. Noise

Noise levels shall be designated and operated in accordance with local regulations and those rules established by the New Jersey Department of Environmental Protection as they are adopted and amended. No industrial and commercial use shall be permitted unless it can demonstrate compliance with state regulations controlling industrial and commercial stationary sources (N.J.A.C. 7:29-1.1 et seq.).

F. Odor

Odors shall not be discernible at the lot line or beyond.

G. Storage and waste disposal

No provision shall be made for the depositing of materials or waste upon a lot where they may be transferred off the lot by natural causes or forces or where they can contaminate an underground aquifer or otherwise render such an underground aquifer undesirable as a source of water supply or recreation or where they will destroy aquatic life. Provision shall be made for all material or waste which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents and insects to be enclosed in appropriate containers to eliminate such hazards. No merchandise, products, equipment or similar material or objects shall be displayed or stored outside and all commercial vehicles shall be stored in a building.

H. Ventilation

No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless setback from all property lines ten feet (10') or equipped with baffles to deflect the discharged air away from the adjacent use.

I. Vibration

There shall be no vibration which is discernible to the human senses of feeling beyond the immediate lot.



## Section 913. Public Utilities

- A. All public services shall be connected to an approved public utilities system where one exists. The developer shall arrange with the servicing utility for the underground installation of the distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff, as the same are on file with the New Jersey State Board of Public Utility Commissioners, and the developer shall provide the Borough with four (4) copies of a final plan showing the installed location of the utilities. The developer shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility which shall evidence full compliance with the provisions of this paragraph; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from those overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground. In cases where extensions of service are needed to existing or new buildings in established subdivisions or development, the present method of service may be continued. In the case of existing overhead utilities, however, should a road widening or an extension of service or such other condition occur as a result of the development and necessitate the replacement or relocation of such utilities, the applicant and the Borough, together, shall attempt to cause such replacement or relocation to be underground.
- B. Easements along property lines or elsewhere for utility installation may be required. Such easements shall be at least twenty feet (20') wide and located in consultation with the companies or Borough departments concerned and, to the fullest extent possible, shall be centered on or adjacent to lot lines. Such easement dedication shall be expressed on the plat or plan as follows: "Utility right-of-way easement granted for the purposes provided for and expressed in the Land Management Ordinance of Far Hills Borough."

## Section 914. Sanitary Sewers and Septic Systems

- A. Where required and where a public treatment and collection system is provided, the developer shall construct such facilities in accordance with the N.J.D.E.P. permit requirements and in such a manner as to make adequate sewage treatment available to each lot and structure within the development from said treatment and collection system. If

a public or private treatment and collection system is included as part of a development application, the developer shall install dry sewers, including connections to each home to be constructed.

- B. Any individual on-lot septic system shall be designed in accordance with the requirements of County and State agencies or the Borough Ordinances enforced by the Borough Board of Health, whichever is more restrictive, and shall be subject to approval by the Borough Board of Health. Soil profile pits and permeability testing shall be approved by the Borough Board of Health prior to any subdivision.

## Section 915. Signs

### A. General provisions

No signs may be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises unless specifically permitted herein. No billboards shall be erected or replaced which are not in accordance with the standards established in this ordinance. The erection of any sign shall require a construction permit unless specifically exempted herein. No sign of any type shall be permitted to obstruct driving vision, traffic signals, traffic directional and identification signs, other places of business, or other signs or windows of the building on which they are located.

1. Animated, flashing and illusionary signs

Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement are prohibited.

2. Height

No free-standing or attached sign shall be higher than ten feet (10'), except that no sign shall exceed any lesser height if particularly specified in a zoning district.

3. Free-standing signs

Free-standing signs shall be supported by one or more columns or uprights which are firmly embedded in the ground. Exposed guy wires, chains or other connections shall not be a support of a free-standing sign.



4. Illuminated signs

Illuminated signs shall be arranged to reflect the light and glare away from adjoining premises and away from adjoining streets. No sign with red, green, blue or amber illumination in a beam, beacon or flashing form resembling an emergency light shall be erected in any location.

5. Information and direction signs

Street number designations, postal boxes, "private property", "no hunting", on-site directional and parking signs and warning signs are permitted in all zones but are not considered in calculating sign area. No such signs shall exceed two (2') square feet in area, nor do such signs require a construction permit.

6. Maintenance

Signs and, in the case of permitted free-standing signs, the mounting area on the ground level beneath the sign, must be constructed of durable materials, maintained in good condition and not allowed to become dilapidated or unsightly.

7. Real estate signs

Real estate signs temporarily advertising the sale, rental or lease of the premises or portion thereof shall be located on private property and, if not attached to the building, set back from all street and property lines a distance equivalent to one and one half (1 1/2') linear feet for each one (1') square foot of sign area, provided the required set back shall in no case be less than ten feet (10'). Such signs shall not require a construction permit and shall not exceed eight (8') square feet in area, and shall be removed when a property is under contract for sale.

8. Sign area

The area of a sign shall be measured around the edges of a framed or enclosed sign, including the background, whether open or enclosed, but said area shall not include any supporting framework and bracing incidental to the display itself.

9. Signs with two exposures

Such signs shall be measured for area by using the surface of one side of the sign only. Both sides may be used.

10. Wall fascia or attached signs

Wall fascia or attached signs shall be firmly attached to the exterior wall of the building and shall not project more than six inches (6") from the building nor be higher than the eave line of the building.

11. Window signs

Interior window signs shall be considered in computing the area of allowable signs provided, however, that such interior signs shall not exceed ten percent (10%) of the total window area on which the sign is located.

12. Relocated signs, replacement signs

Signs which are to be relocated or replaced on a premise shall require a sign permit for such relocation or replacement. All signs which are to be relocated or replaced shall conform to all applicable sections of this ordinance. The applicant for such permit shall furnish a plan of the site, providing the proposed sign location on the site as referenced to property lines and all sign dimensions. Included in the plan shall be all easements of record, including, but not limited to, sight easements and slope easements, and a typical cross-section.

B. Street signs

Street signs shall be of the type, design and standard approved by the Borough during site plan and/or subdivision review. The location of the street signs shall be determined by the Borough, but there shall be at least two (2) street signs furnished at each intersection. All signs shall be installed free of visual obstruction, and shall be installed at the applicant's expense.

Section 916. Stormwater Management

- A. The purpose of this Section is to provide stormwater management practices that provide for the control of stormwater quantity as well as the treatment of stormwater quality, that promote the recharge of ground water and the maintenance of ground water quality, that preserve the



quality of surface waters and the hydrologic regime of surface water bodies, and that produce innovative stormwater management designs consistent with the Borough's goals and purposes.

- B. Techniques that should be considered in order to achieve the above goals and objectives include the following:
1. Vegetated swales and biofiltration strips, and overland flow;
  2. Seepage pits, infiltration trenches, and underground storage;
  3. Extended detention basins;
  4. Water quality inlets and infiltration systems;
  5. Wet detention basins or infiltration basins;
  6. Combination wet and dry basins; and,
  7. Porous pavement
- C. The standards for the design of stormwater management programs and facilities shall be as provided in the Somerset County Planning Board's Subdivision Review Resolution and Site Plan Review Resolution, as amended, and Somerset County's Handbook for Storm Water Detention Basins.

#### Section 917. Streets, Curbs and Sidewalks

##### A. Streets

1. The purpose of this subsection is to provide the minimum standards that are necessary to accommodate transportation movements in the Borough, while also maintaining the Borough's rural character and resource characteristics. In limited circumstances the Borough may permit the establishment of private roads, built to a standard approved by the Borough Engineer, provided that the private road serves no more than three (3) lots, and cannot now or in the future be extended as a through street.
2. All developments shall be served by paved streets in accordance with the approved subdivision and/or site plan, or such other type of street as may be approved by the Planning Board, and all such streets shall have an adequate crown. The arrangement of such streets not shown on the Master Plan or Official Map, as adopted by

the Borough, shall be such as to provide for the appropriate extension of existing streets and should conform with the topography as far as practicable.

3. When a new development adjoins land susceptible of being subdivided or developed, suitable provisions shall be made for access to the adjoining lands if deemed appropriate by the Planning Board.
4. Local streets shall be so planned and identified with appropriate signs so as to discourage through traffic.
5. In the event that a development adjoins or includes existing streets that do not conform to widths as shown on the adopted Master Plan or Official Map or the street width requirements of this ordinance, additional land along either or both sides of the street, sufficient to conform to the right-of-way requirements, shall be dedicated for the location, installation, repair and maintenance of streets, drainage facilities, utilities and other facilities customarily located on street rights-of way. The necessary deeds of ownership shall be furnished and the dedication shall be expressed as follows: "Street right-of-way granted for the purposes provided for and expressed in the Land Management Ordinance of Far Hills Borough." If the development is along one (1) side only, one half (1/2) of the required extra width shall be dedicated and the road shall be improved, including excavation, base courses and surfacing, in accordance with the approved application.
6. In all developments, the minimum private or public street right-of-way shall be measured from lot line to lot line and shall be in accordance with the following schedule, but in no case shall a new street that is a continuation of an existing street be continued at a width less than the existing street, although a greater width may be required in accordance with the following schedule:

	<u>R-O-W Width</u>	<u>Traffic No.</u>	<u>Lanes</u>	<u>Width</u>	<u>Shoulder Width Within Gutters</u>
Arterial	66'	2	@	13'	10'
Collector	60'	2	@	12'	8'
Local With Parking	50'	2	@	17'(1)	-
Local Without Parking	50'	2	@	10'	-

(1) Area adjacent to curb available as parking area.

7. Street intersections shall be as nearly at right angles as possible and in no case shall be less than eighty (80) degrees. Approaches to all intersections involving collector or arterial roads shall follow a straight line, or a curve with a radius of not less than seven hundred feet (700'), for at least one hundred feet (100'). No more than two streets shall meet or intersect at any one point and the centerlines of both intersecting streets shall pass through a common point.

Any development abutting an existing street classified as an arterial or collector shall be permitted only one new street connecting with the same side of the existing street, except where the frontage is sufficient, more than one street may intersect the arterial or collector street, provided the streets shall not intersect with the same side of the existing street at intervals of less than eight hundred feet (800'). The block corners at intersections shall be rounded at the curblines, with the street having the highest radius requirement as outlined below determining the minimum standards for all curblines:

Arterials	-	40 foot radius;
Collectors	-	35 foot radius; and
Local Streets	-	25 foot radius.

8. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial or collector streets. When connecting street lines deflect from each other at any one (1) point, they shall be connected by a curve with a radius conforming to standard engineering practice as contained in the "Transportation & Traffic Engineering Handbook," ITE, latest edition.
9. Cul-de-sacs shall be no more than sixteen hundred feet (1,600') in length but, in any case, shall provide access to no more than eight (8) dwelling units where such access is to single family dwellings only, or to no more than eighty (80) dwelling units, where access is to other than single family detached dwellings. A turn around shall be provided at the end of the cul-de-sac with a radius of fifty feet (50'). The center point for the radius shall be the centerline of the associated street or, if off-set, off-set to a point where the radius becomes tangent to the right curblineline of the associated street.
10. No street shall have a name which will duplicate or so nearly duplicate the name of an existing street that confusion results. The continuation of an existing street shall have the same name. Curvilinear streets shall change their name only at street intersections. The Board reserves the right to approve or name streets within a proposed development.
11. The pavement width of streets and the quality of subsurfacing and base materials shall adhere to the minimum standards set forth by the County or State Engineers, when said paving concerns roads under their jurisdiction and where such standards exist. Concerning streets under the jurisdiction of the Borough, the following standards shall apply:
  - a. On all Borough local roads, the base course shall be four inches (4") of Bituminous Stabilized Base, Stone Mix No. 1, placed on a compacted, unyielding subgrade. If and where directed by the Borough Engineer due to unsuitable base conditions, a minimum of three inches (3") of graded quarry blend (Mix #5) shall be provided.
  - b. On all Borough collector streets, the base course shall be five inches (5") of Bituminous Stabilized Base, Stone Mix No. 1, applied upon a compacted unyielding subgrade consisting of a minimum of three inches (3") of graded quarry blend (Mix #5) which has been inspected and approved by the Borough Engineer.



- c. The surface courses for all classes of Borough streets shall consist of two inches (2") of Bituminous Concrete, Type F.A.B.C.-1, Mix #5, applied according to State highway specifications. In all cases, a tack coat shall be applied between the surface course and the base course in accordance with the New Jersey State Highway specifications.
  - d. Paving of private streets in planned developments shall be in accordance with this section.
  - e. The paving standards for private roads servicing three (3) lots shall be as determined by the Borough Engineer.
12. The maximum grade for all streets within the Borough shall be ten percent (10%).

B. Curbs

Belgian block curbing shall be installed at all street intersections, where storm water velocities exceed the erosion velocities specified in the "Standards for Soil Erosion and Sedimentation Control in New Jersey", and/or bordering streets or other areas where on-street parking is permitted and/or likely to occur. All curbing shall be laid in the manner approved by the Borough or other appropriate governmental authority.

Curbs on Borough roads shall adhere to the following specifications, unless otherwise specified by the Borough Engineer:

- 1. For Belgian block curbing, the construction detail shall be in accordance with standard construction details and specifications. Stones used for local roads shall not be less than ten inches (10") in height and shall be constructed to show a vertical face above the roadway pavement of six inches (6"). Stones used for collector roads shall not be less than twelve inches (12") in height and shall be constructed to show a vertical face above the roadway pavement of six inches (6").
- 2. Depressed curb ramps for the handicapped shall be installed at all radii in accordance with the laws of the State of New Jersey.

C. Sidewalks and aprons

1. Sidewalks and aprons shall be required, at the Board's discretion, depending upon the probable volume of pedestrian traffic, the development's location and relation to populated areas, and the general type of development intended.
2. Where required, sidewalks shall be at least four feet (4') wide and four inches (4") thick on a gravel bed at least four inches (4") thick and located as approved by the Board. Sidewalk aprons and sidewalks at aprons shall be concrete at least six inches (6") thick or another paving surface as may be approved by the reviewing authority.

D. Standard details

1. All improvements shall be installed and located in accordance with standard construction details and specifications.
2. Plans and specifications for road and drainage construction shall be approved by Far Hills Borough prior to the commencement of any construction work.
3. All construction work shall be subject to the supervision and inspection of the Borough Engineer.

E. Street trees

1. Street trees shall be provided at the rate of one tree for each 50' of frontage, and shall be grouped in naturalistic clusters designed to reinforce the forest types in the surrounding area.
2. Street trees shall consist of shade trees, having a minimum caliper of 2", and including such species as sugar maples, scarlet oaks, pin oaks, willow oaks, norway maples, sweet gums and ash.

Section 918. Swimming Pools

- A. No private residential swimming pool shall be constructed or installed on any lot unless the lot contains a residence building. Pools shall occupy no more than fifty percent (50%) of the yard area in which it is located and shall meet the setback distances for accessory buildings as specified in Article VII of this ordinance, except that in no case may a swimming pool be located closer than fifteen feet (15') to any lot line.

- B. No commercial swimming pool shall be constructed or installed unless approved by the Board as part of a site plan approval. Commercial swimming pools shall be classified into types in accordance with their particular use and shall meet the appropriate design standards as set forth by the National Swimming Pool Institute.
- C. A private residential swimming pool area must be enclosed by a suitable fence with a self-latching gate at least four feet (4'), but no more than six feet (6'), in height, and a commercial swimming pool shall provide a fence with a height of at least six feet (6').

Section 919. Water Supply

- A. Where public water is accessible, water mains shall be constructed in such a manner as to make adequate water service available to each lot or building within the development. The entire system shall be designed in accordance with the requirements and standards of the local and/or State agency having approval authority and shall be subject to their approval. The system shall also be designed with adequate capacity and sustained pressure and in a looped system with no dead-end lines, whenever possible.
- B. Where no public water is accessible, water shall be furnished on an individual lot basis. If a well is installed on a lot and the lot also contains its own sewage disposal facilities, the well shall be of the drilled type with a minimum fifty feet (50') of casing. Well installation, sealing and testing shall be in accordance with the New Jersey Standards for Construction of Water Supply Systems in Realty Improvements (Chapter 199 of the Public Laws of 1954), as amended. The well will be required to have a production of not less than six (6) gallons per minute as established by Bailor tests, and certified by the well driller. Before being placed in consumer use, it shall be disinfected by the use of sodium hypochlorite or other acceptable solutions and a sample collected by a local or State Health Department representative for bacteriological examination. A copy of the result of the above referred to Bailor tests and bacteriological examination and a certificate from the local or state health officer that the owner has complied with the applicable local or state health regulations, with regard to both the quantity and quality of water, shall be submitted to the Borough before the issuance of construction permits in connection with each individual lot.



Section 920. Principal Use

Unless otherwise specified for a particular zoning district in Article VII, no more than one (1) principal building or use shall be permitted on one (1) lot except for townhouse developments receiving site plan approval in accordance with the provisions of this ordinance, and farms, which may consist of a principal dwelling and permitted agricultural uses on the same lot.

Section 921. Recycling

- A. All recycling activities shall be conducted in accordance with the provisions of the Far Hills Recycling Ordinance, No. 88-9, and any amendments thereto.
- B. Any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing, and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land, shall include provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance.

**EXHIBIT C**

FAR HILLS BORO  
2023 ZONING CASH RECORD

January 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
	1	Raritan Valley Dev Corp	46 Peapack Road	\$ 125.00	6778	1/17/2023	Two family low & mod income	denied/incomplete	3/7/2024	Res compliance	23-03	
13	283	Raritan Valley Dev Corp	50 Peapack Road	\$ 125.00	6781	1/17/2023	construction of 2nd floor & site plan work	denied/incomplete		Res compliance		
				\$ 250.00								
February 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
23	8	Brady	350 Douglas Road	\$ 125.00	464	2/1/2023	generator in the front yard/needs variance	denied	1-Feb-24	going for variance		
6	24	Obrien	77 Spring Hollow Rd	\$ 125.00	9015	2/1/2023	basement renovation half bath only	approved	1-Feb-24	approved	23-01	
3	33	Renard	20 Spring hollow Rd	\$ 100.00	5337	2/7/2023	tree permit being reviewed zoning/engineering	being reviewed			TP 23-02	
625	1	Mulhare	4 Millburn Way	\$ 125.00		2/10/2023	basement renovation/Needs BOH and HOA approval	approved	3/7/2024		23-05	
1	4	Pulte Homes (Eriep Acres)	220 Route 202	\$ 100.00	8531477	2/28/2023	tree permit being reviewed zoning/engineering	approved	2/28/2024	engineering review	TP 23-01	
10	5	Michael Nicosia	7 Prospect Street	\$ 125.00	8419	2/28/2023	fence permit	approved	2/28/2024	fence permit	23-02	
				\$ 700.00								
March 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
8	1-Jan	Raritan Valley Development	46 Peapack Road		5778	1/17/2023	two family low & mod income	approved	7-Mar-24	approved via SB 3-7-	23-03	
6	37	Peace & Quiet Farm LLC	44 Spring Hollow Road	\$ 125.00	5169	3/7/2023	generator	approved	7-Mar-24	approved	23-04	
6	33	Four Wishes Farm LLC	20 Spring Hollow Road	\$ 125.00	5348	2/28/2023	New SFD	approved	4/13/2023	res compliance done	23-08	
625	3	Tom Mulhare	4 Millburn Way		8006	2/10/2023	basement renovation full bath up kitchen	approved	3/2/2024	approved	23-05	
12	1-03	DECORGES	21 Railroad Avenue	\$ 125.00	2019	3/3/2023	a/c condenser	approved	3/7/2024	approved	23-05	
12	1-03	DECORGES	21 Railroad Avenue	\$ 100.00	181	3/14/2023	tree permit	approved	3/14/2024	approved	23-01	
13	5-02	11 DEMUM LLC	9 Demun Place	\$ 125.00	135	3/27/2023	waiting for resolution compliance		3/27/2024			
16	3	Gabinelli & David Trucke	71 Peapack	\$ 125.00	525	3/29/2023	Master bath, closet addition & 1 st story structure	approved	4/5/2024	approved	23-07	
13	501	11 Demun LLC	11 Demun Place	\$ 125.00	135	3/27/2023	home renovation	approved	6/27/2023	renovations	23-13	
				\$ 850.00								
April 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
16	3	Gabinelli & David Trucks	71 Peapack	\$ 125.00	526	3/29/2023	Master bath, closet addition & 1 st story structure	approved	4/5/2024	04/5/23 signed today	23-07	
6	33	Four Wishes Farm LLC	20 Spring Hollow Road	\$ 125.00	5348	2/28/2023	New SFD	approved	4/11/2024	res compliance done	23-08	
		Atlantic VNA	fair grounds			4/25/2023	18 signs resolution from council 4/24/23	approved	4/25/2023	approved	23-03	
				\$ 250.00								
May 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
		Far Hills Garden Club	Far Hills Mall			5/2/2023	3 x 12 ft 6 x 6 gr	approved	5/14/2023	res 23-095	PP 23-04	
		BB Family Trust	43 Marlborough Club Road			5/9/2023	direct replacement ac equipment	approved	9-May-23		23-09	
		Matherly School	fair grounds	\$ 150.00	70734	5/9/2023	signs for Miles for Matherly	approved	3-Jun-23	res 23-100	PP 23-05	
5	4	Pulte Homes of NJ	750 Route 202 South	\$ 125.00	85314028	5/16/2023	retaining wall for Pulte Homes of NJ wall #1	approved	3-Jul-24		23-15	
		Bedminister Farm Market	fair grounds			5/15/2023	being reviewed council 5/22	approved	12/9/2023	res 23-105	PP 23-06	
18	7	Essex Horse Trials Inc.	Corner of Liberty Corner & Rt.	\$ 450.00	3833	5/25/2023	signs for Essex horse trails	approved	6/5/2023	res 23-106	TS 23-7	
4	3	Colasanto	300 Pennbrook Rd			5/24/2023	2 piers	approved	5/24/2024		23-10	
				\$ 725.00								
June 2023												
Block	Lot	Name	3-01- -510-004 Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
6	33	FOUR WISHES FARM	20 SPRING HOLLOW	\$ 125.00	215	6/9/2023	ERECT NEW SOILD CEDAR STOCKADE FENCE 8 FT @ood side faces	approved	6/9/2024		23-11	
5	4	Pulte (entry monument)	750 Route 202	\$ 125.00	4027	6/12/2023	entry monument and entry stone columns	approved	6/27/2024		23-14	
14	5	PETER WEISH	41 ROUTE 202	\$ 125.00	17380	6/20/2023	electric charging station exempt from site plan NJ	approved	20-Jun-23		23-12	
6	38	JEBARA	199 LAKE ROAD	\$ 125.00	618	6/20/2023	GROUND MOUNT SOLAR need variance	denied				
13	501	11 Demun LLC	11 Demun Place			3/27/2023	home renovation	approved	6/27/2023	renovations	23-13	
5	1	Michael Happee	50 Pheasant Hill Road	\$ 125.00	2836	6/27/2023	roof mount solar	denied				



FAR HILLS BORO  
2023 ZONING CASH RECORD

July 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
				\$ 625.00								
5	4	Pulte Homes of NJ	750 Route 202 South	\$ 125.00	85914373	7/15/2023	retaining wall #1 for Pulte-Homes of NJ wall #1	approved zoning Stove	3-Jul-24	Steve Bolfo to review eng.	23-15	
5	4	Pulte Homes of NJ	750 Route 202 South	\$ 125.00	85314029	7/11/2023	retaining wall # 2	approved	8/8/2023	approved by JS/PF	23-17	
3	17	Maier Engineer Solar Me	144 Lake Road	\$ 125.00	314311	7/27/2023	street lights 44 Type 4 and Type 5 ground mount solar requires PB approve variance	approved	7/27/2024	approved by PF/5B	23-16	
				\$375.00								
August 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
6.1.7	4	Weinberger	14 Polo Club	\$ 125.00	3529	8/4/2023	Install 18 KW generator	approved	12-Sep-24	received letter HOA conke with h	23-20	
5	4	Pulte Homes of NJ	750 Route 202 South			7/11/2023	retaining wall # 2	approved	8/8/2023	approved by JS/PF	23-17	
1.6	1 & 2	VNA of Somerset Hills Visiting N	Peapack Road			8/15/2023	18 signs for Tema Public Purposed	approved	13-Oct-23	approved	PP 23-08	
21	1	Far Hills Race Meeting	P O Box 617	\$ 450.00	14532	8/22/2023	Fee for 3 signs	approved	10/27/2023	approved	TS 23-01	
18	30	Maria Medvidova	111 Peapack Road	\$ 125.00	29755	8/22/2023	ac replacement and ductless ac add two signs on cool zoning location ok.	approved	8/22/2024	approved	23-19	
16	15	Michael Collins	11 Schley Road	\$ 125.00	657	8/28/2023		approved	9/9/2023	approved	PP 23-09	
				\$ 125.00								
September 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
15	1.01	Hans Clothier	49US 202 P.O Box 634	\$ 150.00	1712	9/1/2023	fee for Signage	approved	9/17/2023	sept 09 9/17 one more in Oct 23	TS 21-02	
19	13	Hasan	307 Liberty Corner Road	\$ 125.00	1365	9/6/2023	Shed storage for yard stuff	approved	10/11/2023		23-28	
6	36	Josh Tarnow	135 Lake Road	\$ 125.00	29077	9/8/2023	spa	approved	9/12/2024		23-18	
13	14	Nathanael Kamlina	18 Dumont Road	\$ 125.00	cash	9/19/2023	fence	approved	9/19/2024		23-21	
5	4.1.7	Pulte homes of NJ	220 US HWY 202	\$ 125.00	85315287	9/25/2023	Townhome New Construction Building #5 Branton	approved	10/17/2023		23-23	
5	4.1.3	Pulte homes of NJ	220 US HWY 202	\$ 125.00	85315287	9/25/2023	Townhome New Construction Building #5 Addeley	approved	10/17/2023		23-24	
5	4.1.4	Pulte homes of NJ	220 US HWY 202	\$ 125.00	85315287	9/25/2023	Townhome New Construction Building #5 Addeley	approved	10/17/2023		23-25	
5	4.1.5	Pulte homes of NJ	220 US HWY 202	\$ 125.00	85315287	9/25/2023	Townhome New Construction Building #5 Branton	approved	10/17/2023		23-26	
5	4.1.6	Pulte homes of NJ	220 US HWY 202	\$ 125.00	85315287	9/25/2023	Townhome New Construction Building #5 Branton	approved	10/17/2023		23-27	
				\$ 500.00								
October 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
9	2	Oleno 30 Peapack Road	30 Peapack Road	paid in 2022	check	4/25/2022	2 family home	approved	10/19/2024		23-22	
6	2.02	Maria Ruffler	59 Sunny Branch Road	\$ 125.00	5301	10/1/2023	finished basement( denied no information submitted)	denied				
13	17	Walsh's Motor Sales	75 Dumont Rd	\$ 125.00	17514	10/17/2023	Rehab old bank property to demo drive thru and add Evs parking	approved	11/28/2023		23-32	
5	4.1.2	Pulte Homes	220 Route 202	\$ 125.00	85315334	10/17/2023	signs for dev.	approved	11/21/2024		23-31	
14	1	R1 Finery	15 US 202	\$ 125.00	3094	10/23/2023	signs	approved	11/11/2024		23-30	
19	13	Hasan	307 Liberty Corner Road	\$	377	10/15/2021	Finished Basement received approval for kitchen and bedroom in	approved	10/31/2023	received approved	23-26-1	
19	13	Hasan	307 Liberty Corner Road	\$	1365	9/6/2023	Shed storage for yard stuff	approved	10/11/2023		23-28	
				\$ 500.00								
November 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
14	4	Classic Home and Garden	49 Route 202	\$ 150.00	#4042	11/7/2023	hand/board sign	Approved	2/8/2024		23-03	
5	6.02	Sahall Khan	3 Fox Hunt Court	\$ 125.00	918	11/7/2023	relocate shed/ waiting for Ferrero to sign off on LDP	reviewing				
18	8	Montali	30 Balchar	\$ 125.00	375	11/9/2023	LP tank install	approved	11/9/2024		23-38	
13	12	Walsh's Motor Sales	26 Dumont Rd	already pd		10/17/2023	Rehab old bank property to demo drive thru and add Evs parking	approved	11/28/2023		23-32	
December 2023												
Block	Lot	Name	Address	Amount	Check #	Date Received	Scope of work	Approved/Denied	Expiration Date	Notes	Permit #	
5	6.06	John Stuedford	4 Fox Hunt Court	\$ 125.00	17102	12/19/2023	generator	approved	12/19/2024		23-33	

**EXHIBIT D**

Received by:  
Borough Clerk

OCT 17 2023

For Zoning Officer Use Only

Permit #	ZP 23-31
Effective Date	11-21-23
Expiration Date	11-21-24

Borough of Far Hills

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



pd 10/17/23  
#85-315334 \$125.00

**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

DATE: 10/3/23	ZONE: R-6	BLOCK: 5	LOT: 4
NAME OF APPLICANT: Julie Homes		ADDRESS: 220 Rt 202	
PHONE NUMBER: HOME/CELL: 908-303-5500		EMAIL: Erin.Fischer06@gmail.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) Sign to advertise community			
STORIES TO BE OCCUPIED:		SQUARE FOOTAGE TO BE OCCUPIED: 24' (6x4 sign)	
<input checked="" type="checkbox"/> 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY. <input type="checkbox"/> 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.			
HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF YES, DESCRIBE: The signage plan was previously approved			
APPLICANT'S SIGNATURE: <i>Erin Fischer</i>		DATE: 10/3/23	

<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	FOR OFFICE USE ONLY
	COMMENTS: 7/17/23 pg 12 (9-) Street 1011 as per Dev Agreement Max 6 flags - at any time to be removed as per agreement pg 12 DATE: 11-21-23
ZONING OFFICER: <i>Vivian Cowans</i>	

reviewed by SB  
approved - 11-16-23



KACID 1127123  
 \$ 125.00  
 Lic# 85315287

For Zoning Officer Use Only

Permit #	ZP 23-27
Effective Date	9/29/23
Expiration Date	9/29/24

10/17/23  
 10/17/24

Borough of Far Hills  
 6 Prospect Street  
 Far Hills, NJ 07931  
 908-234-0611 x18  
 Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

Addley Elevation 2

DATE: 9/27/23	ZONE: R-5	BLOCK: 500	LOT: 4.160
NAME OF APPLICANT: Pulte Homes of N.J.		ADDRESS: 9 Ayers St. 450 US 202 Bridgewater, NJ 08807	
PHONE NUMBER: HOME/CELL: 908-456-1074		EMAIL: Jeanie.Bakore@Pulte.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) New townhome construction			
STORIES TO BE OCCUPIED: 2		SQUARE FOOTAGE TO BE OCCUPIED:	
<input checked="" type="checkbox"/> 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY. <input type="checkbox"/> 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED. NEW construction: townhome			
HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? _____ YES _____ NO			
IF YES, DESCRIBE: _____			
APPLICANT'S SIGNATURE: Baker		DATE: 9/27/23	

<b>FOR OFFICE USE ONLY</b>	
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	COMMENTS: approved foundation SB 10/16/23
_____ ZONING OFFICER	DATE: 10/17/23

memo  
\$ 125.00  
C.A.# 85316287

For Zoning Officer Use Only

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



Permit #	ZP23-26
Effective Date	<del>9/29/23</del> 10/17/23
Expiration Date	<del>9/29/24</del> 10/17/24

**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

Branton - elevation 2

DATE: 9/27/23	ZONE: R-5	BLOCK: 500	LOT: 4.150
NAME OF APPLICANT: Pulte Homes of N.J.		ADDRESS: 7 Ayers St <del>45045202 Bridgewater, NJ 08807</del>	
PHONE NUMBER: HOME/CELL 908-456-1074		EMAIL: Jeanie.Bakore@Pulte.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) New townhome construction			
STORIES TO BE OCCUPIED:		SQUARE FOOTAGE TO BE OCCUPIED:	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
New construction: townhome

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? \_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, DESCRIBE: \_\_\_\_\_  
\_\_\_\_\_

APPLICANT'S SIGNATURE: <i>Baker</i>	DATE: 9/27/23
-------------------------------------	---------------

**FOR OFFICE USE ONLY**

- APPROVED
- DENIED

COMMENTS: approved foundation  
SB 10/16/23

*[Signature]*  
ZONING OFFICER DATE: 10/17/23

121122  
\$125.00  
Ckt# 85315287

For Zoning Officer Use Only

Permit #	ZP 23-25
Effective Date	<del>9/27/23</del> 10/17/23
Expiration Date	<del>9/27/24</del> 10/17/24

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

Addley Elev - 2

DATE: 9/27/23	ZONE: R-5	BLOCK: 500	LOT: 4.140
NAME OF APPLICANT: Pulte Homes of N.J.		ADDRESS: 5 Ayles St. <del>750 US 202 Bridgewater, NJ 08807</del>	
PHONE NUMBER: HOME/CELL: 908-456-1074		EMAIL: Jzanie.Bakore@Pulte.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) New townhome construction			
STORIES TO BE OCCUPIED:		SQUARE FOOTAGE TO BE OCCUPIED:	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
New construction: townhome

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? \_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, DESCRIBE: \_\_\_\_\_  
\_\_\_\_\_

APPLICANT'S SIGNATURE: <i>Bakore</i>	DATE: 9/27/23
--------------------------------------	---------------

**FOR OFFICE USE ONLY**

- APPROVED
- DENIED

COMMENTS: approved foundation by SB 10/16/23

*Ken Conward*  
ZONING OFFICER DATE: 10/17/23



Net 1129123  
 \$125.00  
 call 85316287

For Zoning Officer Use Only

Borough of Far Hills  
 6 Prospect Street  
 Far Hills, NJ 07931  
 908-234-0611 x18  
 Fax: 908-234-0918



Permit #	ZP 23-24
Effective Date	9/29/23 10/17/23
Expiration Date	9/29/24 10/17/24

**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

Addley - Elev. 2

DATE: 9/27/23	ZONE: R-5	BLOCK: 500	LOT: 4.130
NAME OF APPLICANT: Pulte Homes of N.J.		ADDRESS: 3 Ayres Street <del>750 US 202 Bridgewater, NJ 08807</del>	
PHONE NUMBER: HOME/CELL 908-456-1074		EMAIL: Jeanie.Bakore@Pulte.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) New townhome construction			
STORIES TO BE OCCUPIED:		SQUARE FOOTAGE TO BE OCCUPIED:	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
 New construction: townhome

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? \_\_\_\_\_ YES \_\_\_\_\_ NO

IF YES, DESCRIBE: \_\_\_\_\_  
 \_\_\_\_\_

APPLICANT'S SIGNATURE: <i>Bakore</i>	DATE: 9/27/23
--------------------------------------	---------------

<b>FOR OFFICE USE ONLY</b>	
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	COMMENTS: reviewed foundation by SB 10/16/23
<i>Ken Lowrance</i> ZONING OFFICER	DATE: 10/17/23

rec # 1147123  
\$ 125.00  
check 85315287

For Zoning Officer Use Only

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



Permit #	ZP 23-23
Effective Date	9/27/23 10/17/23
Expiration Date	9/29/24 10/17/24

**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

Branton - Elevation 2

DATE: 9/27/23	ZONE: R-5	BLOCK: 500	LOT: 4.120
NAME OF APPLICANT: Pulte Homes of N.J.		ADDRESS: 1 Ayers Street 450 US 202 Bridgewater NJ 08807	
PHONE NUMBER: HOME/CELL 908-456-1074		EMAIL: Jeanie.Bakore@Pulte.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) New townhome construction Building #5			
STORIES TO BE OCCUPIED: 2		SQUARE FOOTAGE TO BE OCCUPIED:	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
New construction: townhome

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? YES NO

IF YES, DESCRIBE:

APPLICANT'S SIGNATURE: Baker	DATE: 9/27/23
------------------------------	---------------

**FOR OFFICE USE ONLY**

- APPROVED
- DENIED

COMMENTS: reviewed foundation  
SB  
10/16/23

ZONING OFFICER: km cawall	DATE: 10/17/23
---------------------------	----------------

#85314373

pd \$125<sup>00</sup>  
7/11/23

For Zoning Officer Use Only

Permit #	ZP23-17
Effective Date	8/8/23
Expiration Date	8/8/24

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

DATE: 4/26/2023	ZONE: R-6	BLOCK: 5	LOT: 4
NAME OF APPLICANT: Pulte Homes of NJ		ADDRESS: 750 US HWY Route 202 South	
PHONE NUMBER: HOME/CELL 862 200 4882		EMAIL: James.Laurie@pultegroup.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) Retaining wall package #2			
STORIES TO BE OCCUPIED: N/A		SQUARE FOOTAGE TO BE OCCUPIED: N/A	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
Retaining wall package #2

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD?  YES  NO

IF YES, DESCRIBE: Prior site plan approval

APPLICANT'S SIGNATURE: James Laurico	DATE: 4/26/2023
---	--------------------

<b>FOR OFFICE USE ONLY</b>	
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	COMMENTS: wall package #2 approved by JS/Ferriero 8/8/23
	DATE: 8/8/23
ZONING OFFICER	



For Zoning Officer Use Only

Permit #	ZP 23-16
Effective Date	7/27/23
Expiration Date	7/27/24

pd. \$125<sup>05</sup>  
#85314029  
7/11/23

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

DATE: 4/26/2023	ZONE: R60	BLOCK: 5	LOT: 4
NAME OF APPLICANT: Aute Homes of NJ		ADDRESS: 750 U.S. HWY Route 202 South	
PHONE NUMBER: HOME/CELL 862-200-4882		EMAIL: James.Laurice@autegroup.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) Streetlights			
STORIES TO BE OCCUPIED: N/A		SQUARE FOOTAGE TO BE OCCUPIED: N/A	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.

New development → application is for all streetlights as noted indicated on site plans

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD?  YES  NO

IF YES, DESCRIBE: Site plan approval from the board

APPLICANT'S SIGNATURE: <u>James Laurice</u>	DATE: 4/26/2023
--	--------------------

<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	FOR OFFICE USE ONLY 44 poles review by Ferriero approved 7/27/23
<u>[Signature]</u> ZONING OFFICER	DATE: 7/27/23

For Zoning Officer Use Only

Permit #	ZP 23-15
Effective Date	7-3-23
Expiration Date	7-3-24

5/11/23  
#0085314028  
\$2500

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

DATE: 4/26/2023	ZONE:	BLOCK: 5	LOT: 4
NAME OF APPLICANT: Polte Homes of NJ		ADDRESS: 750 US Hwy Route 202 South	
PHONE NUMBER: HOME/CELL 862 200 4882		EMAIL: James.Laurice@pu#group.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) Retaining wall package #1			
STORIES TO BE OCCUPIED: N/A		SQUARE FOOTAGE TO BE OCCUPIED: N/A	

- 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY.
- 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED.  
Retaining wall package #1

HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD?  YES  NO  
IF YES, DESCRIBE: Prior site plan approval

APPLICANT'S SIGNATURE: James Laurice	DATE: 4/26/2023
---	--------------------

FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> APPROVED	7/3/23
<input type="checkbox"/> DENIED	
COMMENTS: revised plans 6/13/23 to be reviewed by 3rd party verified and for wall #1	
	DATE: 7/3/23
ZONING OFFICER	



For Zoning Officer Use Only

Permit #	ZP 23-14
Effective Date	6/27/23
Expiration Date	6/27/24

ocd \$12500  
6/12/23  
0085314027

Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
908-234-0611 x18  
Fax: 908-234-0918



**ZONING PERMIT APPLICATION**  
**\$125.00 FEE MUST ACCOMPANY APPLICATION**  
**ORDINANCE #2015-04**

DATE: 4/26/2023	ZONE: M1A	BLOCK: 5	LOT: 4
NAME OF APPLICANT: Pulte Homes of NJ		ADDRESS: 750 US HWY Route 202 South	
PHONE NUMBER: HOME/CELL: 862-200-4882		EMAIL: James.Laurice@pultegroup.com	
REASON FOR APPLICATION: (ADDITION, FENCE, DECK, POOL, ETC.) Entry Monument and Entry Stone columns			
STORIES TO BE OCCUPIED: N/A		SQUARE FOOTAGE TO BE OCCUPIED: N/A	
<input checked="" type="checkbox"/> 1. ATTACH A CERTIFIED PLOT PLAN OF THE PROPERTY SHOWING THE PROPERTY'S DIMENSIONS AND EXISTING BUILDINGS ON THE PROPERTY. <input checked="" type="checkbox"/> 2. DESCRIBE THE ACTIVITIES TO BE CONDUCTED ON THE PROPERTY FOR WHICH THIS APPLICATION IS SUBMITTED. Entry monument and entry stone columns as noted on site plans			
HAS THE ABOVE PROPERTY BEEN SUBJECT OF ANY OTHER PRIOR APPLICATION TO THE PLANNING BOARD? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF YES, DESCRIBE: Site plan approval from the board			
APPLICANT'S SIGNATURE: James Laurice		DATE: 4/26/2023	

FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	COMMENTS: plans dtd 4-18-23 gdl site plan 3-1-23 DATE: 6/27/23
_____ ZONING OFFICER	



TP 23-01  
2128123  
514



6 PROSPECT STREET, PARK HILLS, NJ 07931  
T. 908.234.0611 F. 908.234.0918  
WWW.PARKHILLSNJ.ORG

**TREE REMOVAL  
PERMIT APPLICATION**  
PER ORDINANCE - 2021-13

Property Owner: Emico Acres FH, LLC (Future Developer = Route Homes)

\* See attached authorization letter

Cell: 862-206-4882 Email: James.Launte@routehomes.com

estimated

Start Date: 2/27 End Date: 2/15 Notification must be made at least 72 hours prior to any tree removal

Property Location: Block: 5 Lot: 4 Address: 220 Route 202, Park Hills NJ  
07931

Has the property been subject of any application to the Planning Board?  Yes  No

Company performing work (if not home owner): Top Notch Tree and Excavating

Cell: 732 763 4649 Email: Bmaun@topnotchnj.com

- Permits required for:
- Any trees with a diameter of six (6") inches or more measured at a height of four and one-half (4-1/2") feet above the ground
  - Number of trees to be removed is more than ten (10%) percent of the trees on property
  - Tree(s) located within Borough right-of-way or on Borough owned property
  - Tree(s) within habitat areas designated in the Borough Master Plan or on slopes of twenty-five (25%) percent or more

**APPLICATION CHECK LIST**

- Provide \$100.00 nonrefundable application fee; escrow fees may also apply
- Include a map/survey of the area to be disturbed including an area of one hundred (100') feet beyond disturbance limit. Map/survey must indicate the location of all trees to be removed including size and species
- Provide a copy of any resolutions issued by either the Borough Planning Board or Board of Health for the subject property, if applicable
- Received a copy of Ordinance 2021-13

<b>FOR OFFICIAL USE ONLY</b>			
PERMIT: <input type="checkbox"/> CONDITIONS IMPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> APPROVED	ISSUE DATE: <u>2/28/23</u>	EXPIRATION DATE: <u>8/28/23</u>	
PAYMENT RECEIVED: APPLICATION FEE: <u>100.00</u> CHECK # <u>8531</u>	ESCROW/INSP. AMT: _____	CHECK # _____	
RECONSIDERATION FEE: _____	ESCROW CHARGE: _____	DATE OF RECONSIDERATION: _____	
ZONING OFFICER: <u>Kim Howard</u>	DATE: <u>2/28/23</u>		
BOROUGH ENGINEER: <u>[Signature]</u>	DATE: <u>2/28/23</u>		

TP 23-01 2128123

**EXHIBIT E**

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 1

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Incr. Restr.	Rent / Incr. Restr.	Sale / Incr. Restr.	Rent / Incr. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00004	DANIEL & AMY NEU	ICC/R-5 AD AL RV	2,378	0	0	0	0	\$191,534	\$4,681.88	\$380.20	\$337.67	\$6,349.00	Check
01/18/2023	210 LAKE ROAD Far Hills Boro	434 PRIVATE	50,047	0	0	0	0		\$475.00	\$474.00	\$0.00	\$0.00	3718
01/23/2023	3/8 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$6,011.08		\$6,349.00
Plan Review #2023-00004													
23-00008	GUY & TRICIA GARRUBBO,	ICC/R-5 AL	0	0	0	0	0	\$64,500	\$1,003.00	\$142.60	\$122.55	\$1,268.00	Check
02/02/2023	77 SPRINGHOLLOW ROAD Far Hills Boro	434 PRIVATE	0	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00	9017
02/07/2023	6/24 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$1,145.60		\$1,268.00
23-00013	RARITAN VALLEY DEVELOP	ICC/R-5 AL	0	0	0	0	0	\$111,200	\$2,810.00	\$202.60	\$211.28	\$3,568.00	Check
01/12/2023	46 PEAPACK ROAD Far Hills Boro	434 PRIVATE	0	0	0	0	0		\$160.00	\$184.00	\$0.00	\$0.00	6791
03/07/2023	8/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$3,356.60		\$3,568.00
23-00016	ROY & RHODA SYMINGTON	ICC/R-5 AL	0	0	0	0	0	\$472,000	\$8,900.00	\$1,064.00	\$896.80	\$11,814.00	Check
02/01/2023	180 DOUGLAS ROAD Far Hills Boro	434 PRIVATE	0	0	0	0	0		\$870.00	\$83.00	\$0.00	\$0.00	6862
03/13/2023	23/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$10,917.00		\$11,814.00
23-00013+B	RARITAN VALLEY DEVELOP	ICC/R-5 AL	0	0	0	0	0	\$1	\$0.00	\$35.00	\$0.00	\$35.00	Check
01/12/2023	46 PEAPACK ROAD Far Hills Boro	434 PRIVATE	0	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00	6795
04/10/2023	8/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$35.00		\$35.00
23-00026	RARITAN VALLEY DEVELOP	ICC/R-5 MW	0	0	0	0	0	\$23,900	\$0.00	\$140.00	\$45.41	\$355.00	Check
04/03/2023	46 PEAPACK ROAD Far Hills Boro	999 PRIVATE	0	0	0	0	0		\$170.00	\$0.00	\$0.00	\$0.00	6796
04/11/2023	8/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$310.00		\$355.00

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 2

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # / Dwnshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Inc. Restr.	Rent / Inc. Restr.	Sale / Inc. Restr.	Rent / Inc. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00029 04/12/2023 05/01/2023	FOUR WISHES FARM , LLC 20 SPRINGHOLLOW ROAD Far Hills Boro 6/33 Far Hills Boro	ICC/R-5 NB 101 PRIVATE <b>Status: Issued</b>	9,535 92,367	1 0	0 0	0 0	0 0	\$1,564,000	\$3,694.68 \$945.00 \$0.00	\$860.80 \$300.00 \$0.00	\$342.68 \$0.00 \$5,800.48	\$6,143.00 \$0.00	Check 204 \$6,143.00
23-00042 06/13/2023 06/21/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$2,500	\$0.00 \$945.00 \$0.00	\$75.00 \$0.00 \$0.00	\$4.75 \$0.00 \$75.00	\$80.00 \$0.00	Check 85314422 \$80.00	
23-00045 06/08/2023 06/27/2023	RAMIREZ, GEORGE M. & M 10 BELCHER LANE Far Hills Boro 18/7 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$4,000	\$0.00 \$85.00 \$0.00	\$75.00 \$0.00 \$0.00	\$7.60 \$0.00 \$160.00	\$168.00 \$0.00	Check 15060 \$168.00	
23-00047 06/28/2023 06/30/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/R-2 MW 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$925	\$75.00 \$0.00 \$0.00	\$75.00 \$0.00 \$0.00	\$1.76 \$0.00 \$150.00	\$152.00 \$0.00	Check 0085314557 \$152.00	
23-00050 03/30/2023 07/10/2023	11DEMUN, LLC 11 DEMUN FR HILLS 13/5.01 FR HILLS	ICC/R-5 AD RV 434 PRIVATE <b>Status: Issued</b>	1,089 1,317	0 0	0 0	0 0	\$110,500	\$2,862.68 \$380.00 \$0.00	\$210.40 \$75.00 \$0.00	\$166.39 \$0.00 \$3,528.08	\$3,694.00 \$0.00	Check 148 \$3,694.00	
23-00054 07/20/2023 07/28/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/U AL 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$240,000	\$6,480.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$456.00 \$0.00 \$6,480.00	\$6,936.00 \$0.00	Check 0085314793 \$6,936.00	

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 3

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Census # /Ownshp.	Work Type /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MD No Amount Collected
					Sale Incr.	Rent Incr.	Sale Incr.	Rent Incr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00057 07/18/2023 08/07/2023	HOTZ, WILLIAM 10 PEAPACK ROAD Far Hills Boro 13/2 Far Hills Boro	ICC/R-2 999	AD PRIVATE	5,136 31,792	5 5	0 0	0 0	0 0	\$351,500	\$1,271.68 \$1,430.00 \$0.00	\$872.20 \$259.00 \$0.00	\$117.95 \$0.00 \$3,832.88	\$3,951.00 \$0.00	Check 2326 \$3,951.00
23-00058 07/26/2023 08/08/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/U 999	AL PRIVATE	0 0	0 0	0 0	0 0	0 0	\$37,012	\$943.81 \$0.00 \$0.00	\$3,300.00 \$0.00 \$0.00	\$70.32 \$0.00 \$4,243.81	\$4,314.00 \$0.00	Check 0085314802 \$4,314.00
23-00060 08/09/2023 08/21/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/U 999	AL PRIVATE	0 0	0 0	0 0	0 0	0 0	\$35,000	\$1,190.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$66.50 \$0.00 \$1,190.00	\$1,257.00 \$0.00	Check 0085314905 \$1,257.00
23-00061 08/21/2023 08/29/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/U 999	MW PRIVATE	0 0	0 0	0 0	0 0	0 0	\$750	\$0.00 \$0.00 \$0.00	\$100.00 \$0.00 \$100.00	\$1.43 \$0.00 \$100.00	\$101.00 \$0.00	Check 0085315017 \$101.00
23-00064 06/13/2023 09/05/2023	JEAN-PHILIPPE & DEMERS, 18 SHERWOOD FARM ROAD Far Hills Boro 19/18.14 Far Hills Boro	ICC/R-5 999	MW PRIVATE	0 0	0 0	0 0	0 0	0 0	\$12,400	\$0.00 \$300.00 \$0.00	\$140.00 \$0.00 \$0.00	\$23.56 \$0.00 \$440.00	\$464.00 \$0.00	Check 1333 \$464.00
23-00066 09/06/2023 09/07/2023	11DEMUN, LLC 11 DEMUN FR HILLS 13/5.01 FR HILLS	ICC/R-5 999	MW PRIVATE	0 0	0 0	0 0	0 0	0 0	\$2,500	\$0.00 \$0.00 \$0.00	\$100.00 \$0.00 \$0.00	\$4.75 \$0.00 \$100.00	\$105.00 \$0.00	Check 179 \$105.00

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 4

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Dwnshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Inc. / Restr.	Rent / Inc. / Restr.	Sale / Inc. / Restr.	Rent / Inc. / Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00068 09/13/2023	WEINBERGER, MELVIN & C. 14 POLO CLUB ROAD Far Hills Boro	ICC/R-5 MW 999 PRIVATE		0	0	0	0	\$10,100	\$0.00	\$120.00	\$19.19	\$299.00	Check 1547
09/15/2023	6.17/4/CONDO Far Hills Boro	Status: Issued		0	0	0	0		\$0.00	\$0.00	\$280.00	\$0.00	\$199.43 Check 3903 \$99.57
23-00072 09/13/2023	Josh Tarnow 135 LAKE ROAD Far Hills Boro	ICC/U RV 999 PRIVATE		0	0	0	0	\$52,400	\$125.00	\$230.00	\$99.56	\$635.00	Check 29080
09/26/2023	6/36 Far Hills Boro	Status: Issued		0	0	0	0		\$0.00	\$0.00	\$535.00	\$0.00	\$635.00
23-00073 09/20/2023	MORANGIE FARM LIMITED CAMPBELL ROAD Far Hills Boro	ICC/R-5 RV 434 PRIVATE		0	0	0	0	\$56,000	\$1,462.00	\$131.60	\$106.40	\$1,865.00	Check 18449
09/27/2023	1/2/QFARM Far Hills Boro	Status: Issued		0	0	0	0		\$0.00	\$0.00	\$1,758.60	\$0.00	\$1,865.00
23-00075 10/05/2023	CILENTO 30 PEAPACK LLC 30 Peapack Road Far Hills	ICC/R-5 AD AL 434 PRIVATE	1,166	0	0	0	0	\$150,000	\$4,467.00	\$581.40	\$291.40	\$5,953.00	Check 1327
10/05/2023	9/2.01 Far Hills	Status: Issued	11,200	0	0	0	0		\$530.00	\$83.00	\$0.00	\$0.00	\$5,953.00
23-00076 10/02/2023	ARROYO CAP III-2, LLC 1 AYERS STREET Far Hills	ICC/R-5 NB 101 PRIVATE	1,553	1	0	0	0	\$27,500	\$1,190.88	\$0.00	\$55.23	\$1,461.00	Check 0085315335
10/13/2023	5/4.12 Far Hills	Status: Issued	14,886	0	0	0	0		\$215.00	\$0.00	\$1,405.88	\$0.00	\$1,461.00
23-00077 10/04/2023	ARROYO CAP III-2, LLC 3 Ayers Street Far Hills	ICC/R-5 NB 101 PRIVATE	1,520	1	0	0	0	\$22,500	\$1,094.40	\$0.00	\$50.75	\$1,360.00	Check 0085315336
10/13/2023	5/4.13 Far Hills	Status: Issued	13,680	0	0	0	0		\$215.00	\$0.00	\$0.00	\$0.00	\$1,360.00
									\$0.00	\$0.00	\$1,309.40		

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 5

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Incr. Restr.	Rent / Incr. Restr.	Sale / Incr. Restr.	Rent / Incr. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00079 10/04/2023 10/13/2023	ARROYO CAP III-2, LLC 7 AYERS Street Far Hills 5/4.15 Far Hills	ICC/R-4 NB 101 PRIVATE Status: Issued	1,553 14,886	1 0	0 0	0 0	\$27,500	\$1,190.88 \$170.00 \$0.00	\$0.00 \$0.00 \$0.00	\$55.23 \$0.00 \$1,360.88	\$1,416.00 \$0.00	Check 0085315338 \$1,416.00	
23-00080 10/04/2023 10/13/2023	ARROYO CAP III-2, LLC 9 AYERS Street Far Hills 5/4.16 Far Hills	ICC/R-5 NB 101 PRIVATE Status: Issued	1,520 13,680	1 0	0 0	0 0	\$27,500	\$1,094.40 \$170.00 \$0.00	\$0.00 \$0.00 \$0.00	\$50.75 \$0.00 \$1,264.40	\$1,315.00 \$0.00	Check 0085315339 \$1,315.00	
23-00078 10/04/2023 10/13/2023	ARROYO CAP III-2, LLC 5 AYERS Street Far Hills 5/4.14 Far Hills	ICC/R-5 NB 101 PRIVATE Status: Issued	1,520 13,680	1 0	0 0	0 0	\$22,500	\$1,094.40 \$170.00 \$0.00	\$0.00 \$0.00 \$0.00	\$50.75 \$0.00 \$1,264.40	\$1,315.00 \$0.00	Check 0085315337 \$1,315.00	
23-00085 11/02/2023 11/03/2023	Maria Lee RUFFER 59 SUNNYBRANCH ROAD Far Hills Boro 6/2.02 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0	0 0	0 0	0 0	\$34,200	\$75.00 \$170.00 \$0.00	\$210.00 \$0.00 \$0.00	\$64.98 \$0.00 \$455.00	\$520.00 \$0.00	Check 25313 \$520.00	
23-00086 11/02/2023 11/08/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro 5/4 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0	0 0	0 0	0 0	\$2,500	\$0.00 \$0.00 \$0.00	\$75.00 \$0.00 \$0.00	\$4.75 \$0.00 \$75.00	\$80.00 \$0.00	Check 0085315632 \$80.00	
23-00087 11/06/2023 11/14/2023	170 LAKE ROAD, LLC 170 LAKE ROAD Far Hills Boro 3/10 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0	0 0	0 0	0 0	\$6,785	\$0.00 \$85.00 \$0.00	\$75.00 \$0.00 \$0.00	\$12.89 \$0.00 \$160.00	\$173.00 \$0.00	Check 123512 \$173.00	

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 6

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Inc. Restr.	Rent / Inc. Restr.	Sale / Inc. Restr.	Rent / Inc. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00088 11/15/2023 11/15/2023	Michael & Lauren Montaldi 30 BELCHER LANE Far Hills Boro 18/8 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status:</b> Issued		0 0	0 0	0 0	0 0	\$70	\$0.00 \$85.00 \$0.00	\$0.00 \$75.00 \$0.00	\$1.00 \$0.00 \$160.00	\$161.00 \$0.00	Check 30021 \$161.00
23-00097 11/20/2023 12/04/2023	Cilento 30 Peapack LLC 3 Spring Street Far Hills 9/2.02 Far Hills	ICC/R-5 AD AL 434 PRIVATE <b>Status:</b> Issued	1,166 11,200	0 0	0 0	0 0	0 0	\$150,000	\$4,298.00 \$440.00 \$0.00	\$194.20 \$0.00 \$0.00	\$279.05 \$0.00 \$4,932.20	\$5,211.00 \$0.00	Check 1002 \$5,211.00
23-00096 11/28/2023 12/04/2023	SYED & AASHI HASAN 307 LIBERTY CORNER ROAD Far Hills Boro 19/13 Far Hills Boro	ICC/R-5 AL 434 PRIVATE <b>Status:</b> Issued		0 0	0 0	0 0	0 0	\$40,000	\$952.00 \$405.00 \$0.00	\$199.80 \$75.00 \$0.00	\$76.00 \$0.00 \$1,631.80	\$1,708.00 \$0.00	Check 1372 \$1,708.00
23-00099 11/03/2023 12/06/2023	170 Lake Road LLC 170 LAKE ROAD Far Hills Boro 3/10 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status:</b> Issued		0 0	0 0	0 0	0 0	\$42,500	\$0.00 \$75.00 \$0.00	\$150.00 \$0.00 \$0.00	\$80.75 \$0.00 \$225.00	\$306.00 \$0.00	Check 3627 \$306.00
23-00075+C 10/05/2023 12/18/2023	CILENTO 30 PEAPACK LLC 30 Peapack Road Far Hills 9/2.01 Far Hills	ICC/R-5 AD AL 434 PRIVATE <b>Status:</b> Issued		0 0	0 0	0 0	0 0	\$1	\$0.00 \$35.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$35.00	\$35.00 \$0.00	Cash \$35.00
23-00101 12/14/2023 12/18/2023	7 Mallet Lane LLC 7 MALLET LANE Far Hills Boro 6.22/1/CONDO Far Hills Boro	ICC/R-5 RV 434 PRIVATE <b>Status:</b> Issued		0 0	0 0	0 0	0 0	\$33,500	\$850.00 \$75.00 \$0.00	\$125.00 \$0.00 \$0.00	\$63.65 \$0.00 \$1,050.00	\$1,114.00 \$0.00	Check 105 \$1,114.00

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 7

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees				Payment Type Check/MO No Amount Collected
				Sale / Inc. Restr.	Rent / Inc. Restr.	Sale / Inc. Restr.	Rent / Inc. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit	Net Fee Exemptions/ Adjustments	
23-00102 12/15/2023 12/18/2023	Maria L. Ruffer 59 SUNNYBRANCH ROAD Far Hills Boro 6/2.02 Far Hills Boro	ICC/R-5 AL 434 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$92,500	\$2,810.00 \$0.00 \$0.00	\$128.20 \$0.00 \$0.00	\$175.75 \$0.00 \$2,938.20	\$3,114.00 \$0.00	Check 5195 \$3,114.00	
23-00104 12/06/2023 12/19/2023	JEBARA, MOUNA 199 LAKE ROAD Far Hills Boro 6/38 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	0 0	\$64,800	\$0.00 \$340.00 \$0.00	\$75.00 \$0.00 \$0.00	\$123.12 \$0.00 \$415.00	\$538.00 \$0.00	Check 10503 \$538.00	
23-00106 12/14/2023 12/20/2023	Michael Collins 11 SCHLEY ROAD Far Hills Boro 16/15 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	1 0	1 0	\$2,700	\$0.00 \$0.00 \$0.00	\$0.00 \$75.00 \$0.00	\$5.13 \$0.00 \$75.00	\$80.00 \$0.00	Check 6134 \$80.00	
23-00105 12/14/2023 12/20/2023	Michael Collins 11 SCHLEY ROAD Far Hills Boro 16/15 Far Hills Boro	ICC/R-5 DM 999 PRIVATE <b>Status: Issued</b>	0 0	0 0	0 0	1 0	\$500	\$80.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$80.00	\$80.00 \$0.00	Check 6134 \$80.00	
23-00112 12/11/2023 12/21/2023	ARROYO CAP III-2, LLC 9 AYERS Street Far Hills Boro 5/4.16 Far Hills	ICC/R-5 NB 101 PRIVATE <b>Status: Issued</b>	2,625 41,884	1 0	0 0	0 0	\$150,250	\$3,350.72 \$810.00 \$0.00	\$587.20 \$739.00 \$0.00	\$155.39 \$0.00 \$5,486.92	\$5,642.00 \$0.00	Check 85315968 \$5,642.00	
23-00111 12/11/2023 12/21/2023	ARROYO CAP III-2, LLC 7 AYERS Street Far Hills Boro 5/4.15 Far Hills	ICC/R-5 NB 101 PRIVATE <b>Status: Issued</b>	2,987 45,270	1 0	0 0	0 0	\$150,250	\$3,621.60 \$670.00 \$0.00	\$552.20 \$739.00 \$0.00	\$167.95 \$0.00 \$5,582.80	\$5,751.00 \$0.00	Check 85315969 \$5,751.00	

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 8

#### 1807 - FAR HILLS BORO

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # / Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees				Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Salc Inc. Restr.	Rent Inc. Restr.	Salc Inc. Restr.	Rent Inc. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit			
23-00107	Kristen Simeone	ICC/R-5 AL		0	0	0	0	\$22,800	\$537.20	\$145.40	\$43.32	\$841.00	Check	
12/11/2023	87 PEAPACK ROAD Far Hills Boro	434 PRIVATE	0	0	0	0		\$115.00	\$0.00	\$0.00	\$0.00	1485		
12/21/2023	17/6 Far Hills Boro	Status: Issued						\$0.00	\$0.00	\$797.60		\$841.00		
23-00110	ARROYO CAP III-2, LLC	ICC/R-5 NB	2,625	1	0	0	0	\$158,750	\$3,350.72	\$552.20	\$155.39	\$5,542.00	Check	
12/08/2023	5 AYERS Street Far Hills	101 PRIVATE	41,884	0	0	0		\$670.00	\$814.00	\$0.00	\$0.00	85315965		
12/21/2023	5/4.14 Far Hills	Status: Issued						\$0.00	\$0.00	\$5,386.92		\$5,542.00		
23-00109	ARROYO CAP III-2, LLC	ICC/R-4 NB	2,625	1	0	0	0	\$159,250	\$3,350.72	\$587.20	\$155.39	\$5,687.00	Check	
12/08/2023	3 Ayers Street Far Hills	101 PRIVATE	41,884	0	0	0		\$855.00	\$739.00	\$0.00	\$0.00	85315967		
12/21/2023	5/4.13 Far Hills	Status: Issued						\$0.00	\$0.00	\$5,531.92		\$5,687.00		
23-00108	ARROYO CAP III-2, LLC	ICC/R-5 NB	2,987	1	0	0	0	\$151,750	\$3,621.60	\$552.20	\$167.95	\$5,751.00	Check	
12/07/2023	1 AYERS STREET Far Hills	101 PRIVATE	45,270	0	0	0		\$670.00	\$739.00	\$0.00	\$0.00	85315966		
12/21/2023	5/4.12 Far Hills	Status: Issued						\$0.00	\$0.00	\$5,582.80		\$5,751.00		
23-00113	Polo Club Condo Association	ICC/R-5 MW	0	0	0	0	0	\$6,500	\$0.00	\$75.00	\$12.35	\$87.00	Check	
12/28/2023	Polo Club condo Association Far Hills	999 PRIVATE	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00	9099		
12/28/2023	6.01/1 Far Hills	Status: Issued						\$0.00	\$0.00	\$75.00		\$87.00		
24-00003	RARITIAN VALLEY DEVELO	ICC/R-5 MW	0	0	0	0	0	\$17,000	\$0.00	\$610.00	\$32.30	\$642.00	Check	
01/02/2024	46 PEAPACK ROAD Far Hills Boro	999 PRIVATE	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00	20366		
01/10/2024	8/1 Far Hills Boro	Status: Issued						\$0.00	\$0.00	\$610.00		\$642.00		

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 9

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees				Payment Type Check/MO No Amount Collected
				Sale / Incr.	Rent / Restr.	Sale / Incr.	Rent / Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit	Net Fee Exemptions/ Adjustments	
24-00004 01/09/2024 01/12/2024	Mary HYNES 4 HURLINGHAM CLUB ROAD Far Hills Boro 6.20/2/CONDO Far Hills Boro	ICC/R-2 MW 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	0 0 0	\$11,500	\$0.00 \$85.00 \$0.00	\$75.00 \$0.00 \$0.00	\$21.85 \$0.00 \$160.00	\$182.00 \$0.00	Check 191 \$182.00	
24-00006 01/24/2024 01/26/2024	Gerilyn Kienlen 11 PROSPECT STREET Far Hills Boro 10/7 Far Hills Boro	ICC/R-5 DM 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	1 1 0	\$950	\$80.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$80.00	\$80.00 \$0.00	Check 9767 \$80.00	
24-00007 01/17/2024 01/29/2024	Donna & Michael Joyce 57 LIBERTY CORNER ROAD Far Hills Boro 19/3 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	0 0 0	\$23,250	\$0.00 \$160.00 \$0.00	\$170.00 \$75.00 \$0.00	\$44.18 \$0.00 \$405.00	\$449.00 \$0.00	Check 3393 \$449.00	
24-00008 01/24/2024 01/30/2024	KRISTEN Simeone 87 PEAPACK ROAD Far Hills Boro 17/6 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	0 0 0	\$14,000	\$75.00 \$85.00 \$0.00	\$125.00 \$0.00 \$0.00	\$26.60 \$0.00 \$285.00	\$312.00 \$0.00	Check 124043 \$312.00	
24-00010 12/21/2023 02/01/2024	John Studdiford 4 FOX HUNT COURT Far Hills Boro 5/6.06 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	0 0 0	\$49,175	\$0.00 \$160.00 \$0.00	\$450.00 \$0.00 \$0.00	\$93.43 \$0.00 \$610.00	\$703.00 \$0.00	Check 17148 \$703.00	
24-00012 01/30/2024 02/06/2024	KAIMER FAMILY PARTNER 400 MINEBROOK ROAD Far Hills Boro 19.01/6 Far Hills Boro	ICC/R-5 MW 999 PRIVATE Status: Issued	0 0 0	0 0 0	0 0 0	0 0 0	\$5,000	\$0.00 \$85.00 \$0.00	\$75.00 \$0.00 \$0.00	\$9.50 \$0.00 \$160.00	\$170.00 \$0.00	Check 0455 \$170.00	

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 10

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Inc. Restr.	Rent / Inc. Restr.	Sale / Inc. Restr.	Rent / Inc. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
24-00013 01/26/2024 02/06/2024	BURNS, AMY M & CHRISTC 12 SPRING STREET Far Hills Boro 10/12 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$4,700	\$0.00 \$85.00 \$0.00	\$75.00 \$0.00 \$0.00	\$8.93 \$0.00 \$160.00	\$169.00 \$0.00	Check 1132 \$169.00
24-00015 02/07/2024 02/09/2024	Flavio Christen 98 SPRINGHOLLOW ROAD Far Hills Boro 6/28 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$1,600	\$0.00 \$0.00 \$0.00	\$75.00 \$0.00 \$0.00	\$3.04 \$0.00 \$75.00	\$78.00 \$0.00	Check 361 \$78.00
24-00017 02/20/2024 02/27/2024	MIMMS, GAINES M & BRIG 321 PENNBRODK ROAD Far Hills Boro 3/18 Far Hills Boro	ICC/R-5 MW 999 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$2,000	\$0.00 \$75.00 \$0.00	\$0.00 \$0.00 \$0.00	\$3.80 \$0.00 \$75.00	\$79.00 \$0.00	Check 2766 \$79.00
24-00022 02/27/2024 03/04/2024	ARROYO CAP III-2, LLC 9 AYERS Street Far Hills 5/4.16 Far Hills	ICC/R-5 AL 434 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$800	\$0.00 \$0.00 \$0.00	\$150.00 \$0.00 \$0.00	\$1.52 \$0.00 \$150.00	\$152.00 \$0.00	Check 85316556 \$152.00
24-00021 02/27/2024 03/04/2024	ARROYO CAP III-2, LLC 7 AYERS Street Far Hills 5/4.15 Far Hills	ICC/R-5 AL 434 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$800	\$0.00 \$0.00 \$0.00	\$150.00 \$0.00 \$0.00	\$1.52 \$0.00 \$150.00	\$152.00 \$0.00	Check 85316556 \$152.00
24-00023 02/28/2024 03/04/2024	ARROYO CAP III-2, LLC 9 AYERS Street Far Hills 5/4.16 Far Hills	ICC/R-5 AL 434 PRIVATE <b>Status: Issued</b>		0 0 0	0 0 0	0 0 0	0 0 0	\$2,000	\$0.00 \$0.00 \$0.00	\$275.00 \$0.00 \$0.00	\$3.80 \$0.00 \$275.00	\$279.00 \$0.00	Check 85316556 \$279.00

**Note:** Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

PNJL700D rev. (2/2013)



Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 11

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Dwnshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Incr. Restr.	Rent / Incr. Restr.	Sale / Incr. Restr.	Rent / Incr. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
24-00018 02/27/2024	ARROYO CAP III-2, LLC 1 AYERS STREET Far Hills	ICC/R-5 AL 434 PRIVATE	0 0	0 0	0 0	0 0	0 0	\$800	\$0.00	\$150.00	\$1.52	\$152.00	Check 85316556
03/04/2024	5/4.12 Far Hills	Status: Issued							\$0.00	\$0.00	\$150.00		\$152.00
24-00019 02/27/2024	ARROYO CAP III-2, LLC 3 Ayers Street Far Hills	ICC/R-5 AL 434 PRIVATE	0 0	0 0	0 0	0 0	0 0	\$800	\$0.00	\$150.00	\$1.52	\$152.00	Check 85316556
03/04/2024	5/4.13 Far Hills	Status: Issued							\$0.00	\$0.00	\$150.00		\$152.00
24-00020 02/27/2024	ARROYO CAP III-2, LLC 5 AYERS Street Far Hills	ICC/R-5 AL 434 PRIVATE	0 0	0 0	0 0	0 0	0 0	\$800	\$0.00	\$150.00	\$1.52	\$152.00	Check 85316556
03/04/2024	5/4.14 Far Hills	Status: Issued							\$0.00	\$0.00	\$150.00		\$152.00
24-00024 03/06/2024	FAR HILLS, BOROUGH OF 1 PEAPACK ROAD Far Hills Boro	ICC/R-5 MW 999 PUBLIC	0 0	0 0	0 0	0 0	0 0	\$17,990	\$0.00	\$0.00	\$34.18	\$0.00	Check 10719
03/06/2024	16/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$115.00	-\$149.00	\$81.00
<b>Fee Exemption:</b> Both - Public Property													
24-00025 02/14/2024	Shawn Brennan 330 PENNBROOK ROAD Far Hills Boro	ICC/R-5 MW 999 PRIVATE	0 0	0 0	0 0	0 0	0 0	\$3,000	\$0.00	\$75.00	\$5.70	\$81.00	Check 10719
03/08/2024	4/4/QFARM Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$75.00		\$81.00
24-00026 03/08/2024	MCGLYNN, RICHARD B. & V. 30 HURLINGHAM CLUB ROAD Far Hills Boro	ICC/R-2 MW 999 PRIVATE	0 0	0 0	0 0	0 0	0 0	\$1,175	\$75.00	\$75.00	\$2.23	\$152.00	Check 2314
03/08/2024	6.09/2/CONDO Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$150.00		\$152.00

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

PNJL700D rev. (2/2013)

Far Hills Construction Office  
 6 Prospect St  
 Far Hills, NJ 07931  
 (908) 234-0611



### Permit Fee Log Detail

All permits issued between 01/01/2023 and 03/19/2024, Status = Issued  
 Sorted by Issue Date (Ascending)

PermitsNJ  
 Date: 03/19/2024  
 Page: 12

**1807 - FAR HILLS BORO**

Permit # App Date Issue Date	Name/Worksite Block/Lot/Qual	Use Grp / Work Type Census # /Ownshp.	Sq. Ft. / Cubic Ft.	Housing Units Gained		Housing Units Lost		Value of Construction	Calculated Fees			Net Fee Exemptions/ Adjustments	Payment Type Check/MO No Amount Collected
				Sale / Incr. Restr.	Rent / Incr. Restr.	Sale / Incr. Restr.	Rent / Incr. Restr.		Building Plumbing Elevator	Electrical Fire Prot Mechanical	DCA Cert Permit		
23-00058+B 07/26/2023	ARROYO CAP III-2, LLC 220 ROUTE 202 Far Hills Boro	ICC/U AL 999 PRIVATE	0	0	0	0	0	\$17,500	\$0.00	\$385.00	\$33.25	\$418.00	Check 85316585
03/11/2024	5/4 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$385.00		\$418.00
24-00027 03/08/2024	MEEKER FAMILY TRUST 26 PEAPACK ROAD Far Hills Boro	ICC/R-5 MW 999 PRIVATE	0	0	0	0	0	\$10,600	\$0.00	\$100.00	\$20.14	\$205.00	Check 25532
03/11/2024	10/1 Far Hills Boro	Status: Issued							\$0.00	\$0.00	\$185.00		\$205.00

Number of Records in Municipality: 68  
 Total Number of Records: 68

Note: Subcode fees include Administrative 3rd Party Agency Fees where applicable.  
 "Adjustments" can include plan review credits, min/max fees and rounding where applicable.

**EXHIBIT F**

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 06/21/2023  
 Permit # 23-00042

**IDENTIFICATION** Block 5 Lot 4 Qualifier

Work 1Site 220 ROUTE 202 Contractor MARTIN FRANZOI ELECTRIC  
 Far Hills Boro, NJ 07931 Address 25 HAMILTON  
 Owner in Fee ARROYO CAP III-2, LLC HASBROUCK HGTS, NJ 0760  
 Address 18575 JAMBOREE ROAD, SUT Telephone (201) 410-5453  
IRVINE, CA 92612 Lic./Reg. No.  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$75.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$75.00
9. DCA State Fee	\$4.75
10. Subtotal	\$79.75
11. Certificate	\$0.00
12. Subtotal	\$79.75
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$80.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

ELECTRIC SERVICE TO PRESSURE REDUCING VAULT

NOTE: Construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$2,500

*[Signature]*  
 Construction Official

6/21/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 06/30/2023  
 Permit # 23-00047

**IDENTIFICATION** Block 5 Lot 4 Qualifier

Work 1 Site 220 ROUTE 202 Contractor PULTE HOMES OF NJ, LP  
 Far Hills Boro, NJ 07931 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUF Telephone (862) 200-4882  
 IRVINE, CA 92612 Lic./Reg. No.  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$75.00
2. Electrical	\$75.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.76
10. Subtotal	\$151.76
11. Certificate	\$0.00
12. Subtotal	\$151.76
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING       PLUMBING       LEAD HAZARD ABATEMENT
- ELECTRICAL       FIRE PROTECTION       DEMOLITION
- ELEVATOR DEVICES       ASBESTOS ABATEMENT       MECHANICAL

**DESCRIPTION OF WORK:**

ENTRY MONUMENT SIGN INSTALLATION ELECTRIC FEED INSTALLATION TO ENTRY MONUMENT SIGN

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$925

*[Signature]*  
 Construction Official

8/30/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 07/28/2023  
 Permit # 23-00054

**IDENTIFICATION** Block 5 Lot 4 Qualifier \_\_\_\_\_

Work 1Site 220 ROUTE 202 Contractor PULTE HOMES OF NJ, LP  
Far Hills Boro, NJ 07931 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, CA 08807  
 Address 18575 JAMBOREE ROAD, SUITE Telephone (862) 200-4882  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$6,480.00
2. Electrical	\$0.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$6,480.00
9. DCA State Fee	\$456.00
10. Subtotal	\$6,936.00
11. Certificate	\$0.00
12. Subtotal	\$6,936.00
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$6,936.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING                     PLUMBING                     LEAD HAZARD ABATEMENT
- ELECTRICAL                 FIRE PROTECTION         DEMOLITION
- ELEVATOR DEVICES        ASBESTOS ABATEMENT    MECHANICAL

DESCRIPTION OF WORK:  
 RETAINING WALL

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$240,000

*[Signature]*  
 Construction Official

7/28/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 08/08/2023  
 Permit # 23-00058

**IDENTIFICATION** Block 5 Lot 4 Qualifier

Work 1Site 220 ROUTE 202 Contractor PULTE HOMES OF NJ, LP  
Far Hills Boro, NJ 07931 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, CA 08807  
 Address 18575 JAMBOREE ROAD, SU1 Telephone (862) 200-4882  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$943.81
2. Electrical	\$3,300.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$4,243.81
9. DCA State Fee	\$70.32
10. Subtotal	\$4,314.13
11. Certificate	\$0.00
12. Subtotal	\$4,314.13
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$4,314.00</b>

**Is hereby granted permission to perform the following work:**

- [X] BUILDING [ ] PLUMBING [ ] LEAD HAZARD ABATEMENT  
 [X] ELECTRICAL [ ] FIRE PROTECTION [ ] DEMOLITION  
 [ ] ELEVATOR DEVICES [ ] ASBESTOS ABATEMENT [ ] MECHANICAL

**DESCRIPTION OF WORK:**

LIGHT POLE BASE INSTALLATION STREET LIGHTING

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work: Subcode(s) \$37,012

*[Signature]*  
 Construction Official

8/8/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 08/21/2023  
 Permit # 23-00060

**IDENTIFICATION** Block 5 Lot 4 Qualifier \_\_\_\_\_

Work 1Site 220 ROUTE 202 Contractor PULTE HOMES OF NJ, LP  
Far Hills Boro, NJ 07931 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, CA 08807  
 Address 18575 JAMBOREE ROAD, SUITE Telephone (862) 200-4882  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,190.00
2. Electrical	\$0.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,190.00
9. DCA State Fee	\$66.50
10. Subtotal	\$1,256.50
11. Certificate	\$0.00
12. Subtotal	\$1,256.50
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,257.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING       PLUMBING       LEAD HAZARD ABATEMENT  
 ELECTRICAL       FIRE PROTECTION       DEMOLITION  
 ELEVATOR DEVICES       ASBESTOS ABATEMENT       MECHANICAL

**DESCRIPTION OF WORK:**

Retaining Wall Package # 2

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$35,000

*[Signature]*  
 Construction Official      8/21/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 08/29/2023  
 Permit # 23-00061

**IDENTIFICATION** Block 5 Lot 4 Qualifier \_\_\_\_\_

Work 1Site 220 ROUTE 202 Contractor MARTIN FRANZOI ELECTRIC  
Far Hills Boro, NJ 07931 Address 25 HAMILTON  
 Owner in Fee ARROYO CAP III-2, LLC HASBROUCK HGTS, NJ 0760  
 Address 18575 JAMBOREE ROAD, SUI Telephone (201) 410-5453  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$100.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$100.00
9. DCA State Fee	\$1.43
10. Subtotal	\$101.43
11. Certificate	\$0.00
12. Subtotal	\$101.43
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$101.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

DESCRIPTION OF WORK:  
 Temp Service Electric Panel

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated cost of Work to be Performed Subcode(s) \$750

*[Signature]*  
 Construction Official

8/29/23  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 10/13/2023  
 Permit # 23-00076

**IDENTIFICATION** Block 5 Lot 4.12 Qualifier

Work 1Site 1 AYERS STREET Contractor PULTE HOMES OF NJ - 1086  
 Far Hills, NJ 07920-2793 Address 750 US HWY SOUTH RT.202  
 BRIDGEWATER, NJ 08807  
 Owner in Fee ARROYO CAP III-2, LLC  
 Address 18575 JAMBOREE ROAD, SUI Telephone (732) 266-8062  
 IRVINE, CA 92612 Lic./Reg. No.  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,190.88
2. Electrical	\$0.00
3. Plumbing	\$215.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,405.88
9. DCA State Fee	\$55.23
10. Subtotal	\$1,461.11
11. Certificate	\$0.00
12. Subtotal	\$1,461.11
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,461.00</b>

Is hereby granted permission to perform the following work:

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT
- ELECTRICAL                       FIRE PROTECTION                       DEMOLITION
- ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

BRANTON MODEL, ELEVATION # 2, Garage RIGHT- WALK OUT BASEMENT FOOTING FOUNDATION ONLY BASEMENT UNDER SLAB PLUMBING, SEWER, AND WATER PERMIT ONLY

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$27,500

*[Signature]*  
 Construction Official

10/13/23  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 10/13/2023  
 Permit # 23-00077

**IDENTIFICATION** Block 5 Lot 4.13 Qualifier \_\_\_\_\_

Work 1Site 3 Ayers Street Contractor PULTE HOMES OF NJ - 1086  
Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUT Telephone (732) 266-8062  
IRVINE, CA 92612 Lic./Reg. No. 031025  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,094.40
2. Electrical	\$0.00
3. Plumbing	\$215.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,309.40
9. DCA State Fee	\$50.75
10. Subtotal	\$1,360.15
11. Certificate	\$0.00
12. Subtotal	\$1,360.15
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,360.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT  
 ELECTRICAL                       FIRE PROTECTION                       DEMOLITION  
 ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

Building # 5 Unit # 02  
 Addley Model, Elevation # 2  
 Garage Right - Walk out Basement Condition, Interior Unit Condition  
 Footing Foundation Permit only  
 Basement - 1520 Sqft, 13680 Cu. ft Basement under slab plumbing, sewer and water p

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$22,500

*[Signature]*  
 Construction Official

10/13/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 10/13/2023  
 Permit # 23-00078

**IDENTIFICATION** Block 5 Lot 4.14 Qualifier \_\_\_\_\_

Work 1Site 5 AYERS Street Contractor PULTE HOMES OF NJ - 1086  
Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUI Telephone (732) 266-8062  
IRVINE, CA 92612 Lic./Reg. No. 031025  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,094.40
2. Electrical	\$0.00
3. Plumbing	\$170.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,264.40
9. DCA State Fee	\$50.75
10. Subtotal	\$1,315.15
11. Certificate	\$0.00
12. Subtotal	\$1,315.15
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,315.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING       PLUMBING       LEAD HAZARD ABATEMENT  
 ELECTRICAL       FIRE PROTECTION       DEMOLITION  
 ELEVATOR DEVICES       ASBESTOS ABATEMENT       MECHANICAL

**DESCRIPTION OF WORK:**

Building # 5, Unit # 03  
 Addley Model, elevation # 2  
 Garage left- walk out basement condition. Interior unit condition  
 Footing Foundation Permit only  
 Basement 1520 Sq.ft 13680 Cu. Ft Sewer and water permit

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$22,500

*[Signature]*  
 Construction Official

10/13/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 10/13/2023  
 Permit # 23-00079

**IDENTIFICATION** Block 5 Lot 4.15 Qualifier \_\_\_\_\_

Work 1Site 7 AYERS Street Contractor PULTE HOMES OF NJ - 1086  
 Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner In Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SU1 Telephone (732) 266-8062  
 IRVINE, CA 92612 Lic./Reg. No. 031025  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,190.88
2. Electrical	\$0.00
3. Plumbing	\$170.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,360.88
9. DCA State Fee	\$55.23
10. Subtotal	\$1,416.11
11. Certificate	\$0.00
12. Subtotal	\$1,416.11
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,416.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING       PLUMBING       LEAD HAZARD ABATEMENT
- ELECTRICAL       FIRE PROTECTION       DEMOLITION
- ELEVATOR DEVICES       ASBESTOS ABATEMENT       MECHANICAL

**DESCRIPTION OF WORK:**

Building # 05, Unit # 04, Branton Model, Elevation #2, Garage left- walk out basement condition.  
 Interior unit condition, sunroom extension option  
 Footing foundation permit only Basement 1553 sq. ft

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$27,500

*[Signature]*  
 Construction Official

10/13/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 10/13/2023  
 Permit # 23-00080

**IDENTIFICATION** Block 5 Lot 4.16 Qualifier \_\_\_\_\_

Work Site 9 AYERS Street Contractor PULTE HOMES OF NJ - 1086  
Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUIT Telephone (732) 266-8062  
IRVINE, CA 92612 Lic./Reg. No. 031025  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$1,094.40
2. Electrical	\$0.00
3. Plumbing	\$170.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$1,264.40
9. DCA State Fee	\$50.75
10. Subtotal	\$1,315.15
11. Certificate	\$0.00
12. Subtotal	\$1,315.15
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$1,315.00</b>

**Is hereby granted permission to perform the following work:**

- [X] BUILDING [X] PLUMBING [ ] LEAD HAZARD ABATEMENT  
 [ ] ELECTRICAL [ ] FIRE PROTECTION [ ] DEMOLITION  
 [ ] ELEVATOR DEVICES [ ] ASBESTOS ABATEMENT [ ] MECHANICAL

**DESCRIPTION OF WORK:**

Building # 05, Unit # 05, Addley model, Elevation # 2, Garage left- walkout basement condition, end unit condition, footing foundation permit only.  
 basement 1520 Sq.ft 13680 Cu.ft Sewer and water permit only.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$27,500

*[Signature]*  
 Construction Official

10/13/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 11/08/2023  
 Permit # 23-00086

**IDENTIFICATION** Block 5 Lot 4 Qualifier

Work 1Site 220 ROUTE 202 Contractor MARTIN FRANZOI ELECTRIC  
 Far Hills Boro, NJ 07931 Address 25 HAMILTON  
 Owner in Fee ARROYO CAP III-2, LLC HASBROUCK HGTS, NJ 0760  
 Address 18575 JAMBOREE ROAD, SUIT Telephone (201) 410-5453  
 IRVINE, CA 92612 Lic./Reg. No.  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$75.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$75.00
9. DCA State Fee	\$4.75
10. Subtotal	\$79.75
11. Certificate	\$0.00
12. Subtotal	\$79.75
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$80.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

ELECTRIC SERVICE TO PRESSURE REDUCING VAULT

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$2,500

Construction Office

11/08/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 12/21/2023  
 Permit # 23-00108

**IDENTIFICATION** Block 5 Lot 4.12 Qualifier

Work 1Site 1 AYERS STREET Contractor PULTE HOMES OF NJ, LP  
 Far Hills, NJ 07920-2793 Address 750 US HWY SOUTH RT.202  
 BRIDGEWATER, NJ 08807  
 Owner in Fee ARROYO CAP III-2, LLC  
 Address 18575 JAMBOREE ROAD, SUIT Telephone (908) 848-6991  
 IRVINE, CA 92612 Lic./Reg. No. 031025  
 Telephone (862) 200-4882

1. Building	\$3,621.60
2. Electrical	\$552.20
3. Plumbing	\$670.00
4. Fire Protection	\$739.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$5,582.80
9. DCA State Fee	\$167.95
10. Subtotal	\$5,750.75
11. Certificate	\$0.00
12. Subtotal	\$5,750.75
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$5,751.00</b>

Is hereby granted permission to perform the following work:

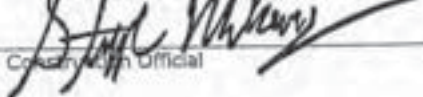
- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

New Building New Build New Building

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$151,750

  
 Construction Official

12/21/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
6 Prospect St  
Far Hills NJ 07931  
(908)234-0611



# CONSTRUCTION PERMIT

Date Issued 12/21/2023  
Permit # 23-00109

**IDENTIFICATION** Block 5 Lot 4.13 Qualifier \_\_\_\_\_

Work 1Site 3 Ayers Street Contractor PULTE HOMES OF NJ, LP  
Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
Owner In Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
Address 18575 JAMBOREE ROAD, SUI Telephone (908) 848-6991  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
Telephone (862) 200-4882

## V. FEE SUMMARY (Office Only)

1. Building	\$3,350.72
2. Electrical	\$587.20
3. Plumbing	\$855.00
4. Fire Protection	\$739.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$5,531.92
9. DCA State Fee	\$155.39
10. Subtotal	\$5,687.31
11. Certificate	\$0.00
12. Subtotal	\$5,687.31
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$5,687.00</b>

### Is hereby granted permission to perform the following work:

BUILDING       PLUMBING       LEAD HAZARD ABATEMENT  
 ELECTRICAL       FIRE PROTECTION       DEMOLITION  
 ELEVATOR DEVICES       ASBESTOS ABATEMENT       MECHANICAL

### DESCRIPTION OF WORK:

New Build New Build New Build New Build

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$159,250 Subcode(s) \_\_\_\_\_

12/21/2023

Date

Construction Official

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



# CONSTRUCTION PERMIT

Date Issued 12/21/2023  
 Permit # 23-00110

**IDENTIFICATION** Block 5 \_\_\_\_\_ Lot 4.14 \_\_\_\_\_ Qualifier \_\_\_\_\_

Work 1Site 5 AYERS Street Contractor PULTE HOMES OF NJ, LP  
 Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUI Telephone (908) 848-6991  
 IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

1. Building	\$3,350.72
2. Electrical	\$552.20
3. Plumbing	\$670.00
4. Fire Protection	\$814.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$5,386.92
9. DCA State Fee	\$155.39
10. Subtotal	\$5,542.31
11. Certificate	\$0.00
12. Subtotal	\$5,542.31
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$5,542.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT
- ELECTRICAL                       FIRE PROTECTION                       DEMOLITION
- ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

new Build New Build New Build New Build

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work/Permitted Subcode(s) \$158,750

\_\_\_\_\_  
 Construction Official

12/21/2023  
 Date

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 12/21/2023  
 Permit # 23-00111

**IDENTIFICATION** Block 5 Lot 4.15 Qualifier \_\_\_\_\_

Work 1Site 7 AYERS Street Contractor. PULTE HOMES OF NJ, LP  
 Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 BRIDGEWATER, NJ 08807  
 Owner In Fee ARROYO CAP III-2, LLC  
 Address 18575 JAMBOREE ROAD, SUI Telephone (908) 848-6991  
 IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

1. Building	\$3,621.60
2. Electrical	\$552.20
3. Plumbing	\$670.00
4. Fire Protection	\$739.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$5,582.80
9. DCA State Fee	\$167.95
10. Subtotal	\$5,750.75
11. Certificate	\$0.00
12. Subtotal	\$5,750.75
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$5,751.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT
- ELECTRICAL                       FIRE PROTECTION                       DEMOLITION
- ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

New Build New Build New Build New Build

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work: \$150,250 Subcode(s)

12/21/2023  
 Date

Construction Official

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 12/21/2023  
 Permit # 23-00112

**IDENTIFICATION** Block 5 Lot 4.16 Qualifier

Work 1Site 9 AYERS Street Contractor PULTE HOMES OF NJ, LP  
 Far Hills, NJ 07931-2793 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, NJ 08807  
 Address 18575 JAMBOREE ROAD, SUI Telephone (908) 848-6991  
 IRVINE, CA 92612 Lic./Reg. No.  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$3,350.72
2. Electrical	\$587.20
3. Plumbing	\$810.00
4. Fire Protection	\$739.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$5,486.92
9. DCA State Fee	\$155.39
10. Subtotal	\$5,642.31
11. Certificate	\$0.00
12. Subtotal	\$5,642.31
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$5,642.00</b>

**Is hereby granted permission to perform the following work:**

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT
- ELECTRICAL                       FIRE PROTECTION                       DEMOLITION
- ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

New Build New Build New build

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for selected Subcode(s) \$150,250

*[Signature]*  
 Construction Official

12/21/2023  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 03/04/2024  
 Permit # 24-00018

IDENTIFICATION Block 5 Lot 4.12 Qualifier \_\_\_\_\_

Work 1 Site 1 AYERS STREET Contractor J. Van Houten Electric  
Far Hills, NJ 07920-2793 Address 27 Ironia Road  
 Owner in Fee ARROYO CAP III-2, LLC Flanders, NJ 07836  
 Address 18575 JAMBOREE ROAD, SUI Telephone (973) 584-8441  
IRVINE, CA 92612 Lic./Reg. No. 14295  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$150.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.52
10. Subtotal	\$151.52
11. Certificate	\$0.00
12. Subtotal	\$151.52
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

Is hereby granted permission to perform the following work:

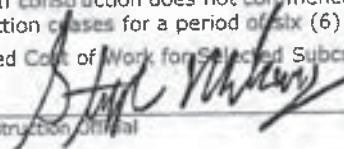
- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

DESCRIPTION OF WORK:

EV charger and install disconnect for individual unit.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$800

  
 Construction Official 03/04/2024  
 Date

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



# CONSTRUCTION PERMIT

Date Issued 03/04/2024  
 Permit # 24-00019

**IDENTIFICATION** Block 5 Lot 4.13 Qualifier \_\_\_\_\_

Work 1Site 3 Ayers Street Contractor J. Van Houten Electric  
Far Hills, NJ 07931-2793 Address 27 Ironia Road  
 Owner in Fee ARROYO CAP III-2, LLC Flanders, NJ 07836  
 Address 18575 JAMBOREE ROAD, SUI Telephone (973) 584-8441  
IRVINE, CA 92612 Lic./Reg. No 14295  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$150.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.52
10. Subtotal	\$151.52
11. Certificate	\$0.00
12. Subtotal	\$151.52
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

Is hereby granted permission to perform the following work:

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

Install Ev charger also install disconnects for individual unit.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work by Selected Subcode(s) \$800

*[Signature]*  
 Construction Official

03/04/2024  
 Date

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
  - A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
  - A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 03/04/2024  
 Permit # 24-00020

**IDENTIFICATION** Block 5 Lot 4.14 Qualifier

Work 1Site 5 AYERS Street Contractor J. Van Houten Electric  
Far Hills, NJ 07931-2793 Address 27 Ironia Road  
 Owner in Fee ARROYO CAP III-2, LLC Flanders, NJ 07836  
 Address 18575 JAMBOREE ROAD, SUITE Telephone (973) 584-8441  
IRVINE, CA 92612 Lic./Reg. No. 14295  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$150.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.52
10. Subtotal	\$151.52
11. Certificate	\$0.00
12. Subtotal	\$151.52
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

Is hereby granted permission to perform the following work:

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

Install EV charger also install disconnect for individual unit.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.  
 Estimated cost of work for selected Subcode(s) \$800

*[Signature]*  
 Construction Official

03/04/2024  
 Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 03/04/2024  
 Permit # 24-00021

IDENTIFICATION Block 5 Lot 4.15 Qualifier \_\_\_\_\_

Work 1 Site 7 AYERS Street Contractor J. Van Houten Electric  
Far Hills, NJ 07931-2793 Address 27 Ironia Road  
 Owner in Fee ARROYO CAP III-2, LLC Flanders, NJ 07836  
 Address 18575 JAMBOREE ROAD, SUI Telephone (973) 584-8441  
IRVINE, CA 92612 Lic./Reg. No. 14295  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$150.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.52
10. Subtotal	\$151.52
11. Certificate	\$0.00
12. Subtotal	\$151.52
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

Is hereby granted permission to perform the following work:

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

DESCRIPTION OF WORK:

Install EV charger and install disconnect for individual unit.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.  
 Estimated cost of Work or Service Subcode(s) \$800  
 Construction Official [Signature] Date 3/4/2024

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Issued 03/04/2024  
 Permit # 24-00022

IDENTIFICATION Block 5 Lot 4.16 Qualifier \_\_\_\_\_

Work 1Site 9 AYERS Street Contractor J. Van Houten Electric  
 Far Hills, NJ 07931-2793 Address 27 Ironia Road  
 Flanders, NJ 07836  
 Owner in Fee ARROYO CAP III-2, LLC Telephone (973) 584-8441  
 Address 18575 JAMBOREE ROAD, SUI IRVINE, CA 92612 Lic./Reg. No. 14295  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$150.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$150.00
9. DCA State Fee	\$1.52
10. Subtotal	\$151.52
11. Certificate	\$0.00
12. Subtotal	\$151.52
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$152.00</b>

Is hereby granted permission to perform the following work:

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

DESCRIPTION OF WORK:

Install EV charger and disconnect for individual units

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated cost of work for selected Subcode(s) \$800

*[Signature]*  
 Construction Official

3/4/2024  
 Date

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



# CONSTRUCTION PERMIT

Date Issued 03/04/2024  
 Permit # 24-00023

**IDENTIFICATION** Block 5 Lot 4.16 Qualifier \_\_\_\_\_

Work 1Site 9 AYERS Street Contractor J. Van Houten Electric  
Far Hills, NJ 07931-2793 Address 27 Ironia Road  
 Owner in Fee ARROYO CAP III-2, LLC Flanders, NJ 07836  
 Address 18575 JAMBOREE ROAD, SUITE Telephone (973) 584-8441  
IRVINE, CA 92612 Lic./Reg. No. 14295  
 Telephone (862) 200-4882

1. Building	\$0.00
2. Electrical	\$275.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$275.00
9. DCA State Fee	\$3.80
10. Subtotal	\$278.80
11. Certificate	\$0.00
12. Subtotal	\$278.80
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$279.00</b>

Is hereby granted permission to perform the following work:

- BUILDING  PLUMBING  LEAD HAZARD ABATEMENT
- ELECTRICAL  FIRE PROTECTION  DEMOLITION
- ELEVATOR DEVICES  ASBESTOS ABATEMENT  MECHANICAL

**DESCRIPTION OF WORK:**

Install 800 AMP disconnect for the five units.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$2,000

3/4/2024  
Date

Construction Official

## REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code. The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.



Far Hills Construction Office  
 6 Prospect St  
 Far Hills NJ 07931  
 (908)234-0611



Date Update Issued 03/11/2024  
 Permit # 23-00058+B  
 Date Permit Issued 08/08/2023

**IDENTIFICATION** Block 5 Lot 4 Qualifier \_\_\_\_\_

Work Site 220 ROUTE 202 Contractor PULTE HOMES OF NJ, LP  
Far Hills Boro, NJ 07931 Address 750 US HWY SOUTH RT.202  
 Owner in Fee ARROYO CAP III-2, LLC BRIDGEWATER, CA 08807  
 Address 18575 JAMBOREE ROAD, SUI Telephone (862) 200-4882  
IRVINE, CA 92612 Lic./Reg. No. \_\_\_\_\_  
 Telephone (862) 200-4882

V. FEE SUMMARY (Office Only)	
1. Building	\$0.00
2. Electrical	\$385.00
3. Plumbing	\$0.00
4. Fire Protection	\$0.00
5. Mechanical	\$0.00
6. Elevator	\$0.00
7. Plan Review	\$0.00
8. Subtotal	\$385.00
9. DCA State Fee	\$33.25
10. Subtotal	\$418.25
11. Certificate	\$0.00
12. Subtotal	\$418.25
13. Exemption	\$0.00
<b>TOTAL</b>	<b>\$418.00</b>

Is hereby granted permission to perform the following work:

- BUILDING                       PLUMBING                       LEAD HAZARD ABATEMENT
- ELECTRICAL                       FIRE PROTECTION                       DEMOLITION
- ELEVATOR DEVICES                       ASBESTOS ABATEMENT                       MECHANICAL

**DESCRIPTION OF WORK:**

Change of electrical contractor (Update) also add traffic Pedestal enclosure, and AMP service.

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work for Selected Subcode(s) \$17,500  
 \_\_\_\_\_ 3/11/2024  
 Construction Official                      Date

**REQUIRED INSPECTIONS**

Construction work must be inspected in accordance with the State Uniform Construction Code Regulation N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

- Required inspections for all subcodes for one and two family dwellings are the following:
  1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
  2. Foundations and all walls up to grade level prior to back filling.
  3. Utility services, including septic.
  4. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.
- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and any other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provisions of the adopted subcodes; Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5.23-3.5, "Posting Structures".
- A complete copy of released plans must be kept on the job site.

**EXHIBIT G**



**DiFrancesco Bateman**  
Kuzorjian, Davis, Lehrer & Flann, P.C.

15 Mountain Boulevard  
Warren, New Jersey 07059

Telephone: (908) 757-7800  
Fax: (908) 757-8039  
www.newjerseylaw.net

Albert E. Cruz  
Partner  
Extension 136  
[acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)

January 2, 2024

**Via Email & Regular Mail**

James P. Mullen, Esq.  
Pulte Group  
Director of Land Entitlements  
Northeast Corridor Division  
750 U.S. Highway 202, Suite 500  
Bridgewater, New Jersey 08807

**Re: Borough of Far Hills and Pulte of NJ, Limited Partnership  
Kimblton Retaining Wall**

Dear Mr. Mullen:

This is a follow-up to the December 19, 2023, meeting between representatives of the Borough of Far Hills and Pulte Homes of NJ, Limited Partnership, regarding construction activities at the Kimblton Development, formally known Block 5, Lot 4, in the Borough. It has come to the Borough's attention that amongst other modifications, the construction of the retaining wall facing Fox Hunt Court may not have obtained the necessary approvals prior to its construction. This matter raises significant questions regarding compliance with the Borough Planning Board's approval of Application PB2021-07. This material change has resulted in significant impact to the adjoining property owners and is a substantial deviation from the Site Plan relied upon by the Planning Board when it granted the approval.

Because no resolution of that issue was reached during the meeting on December 19, 2023, the Borough and Pulte agreed to meet again on January 11, 2024, at 9:30AM to further explore resolutions of this disagreement. In preparation for that meeting, Pulte will:

1. Review the conditions set forth in Planning Board Resolution 2022-10 and the subsequent Developer's Agreement. Prepare a comparison of the Site Plan approved by the Planning Board, the Site Plan prepared during Resolution Compliance Review and the current as-built conditions, color coded to show the deviations from the Site Plan approved by the Board, including but not limited to all retaining walls (topographic elevations around the walls, top of wall and bottom of wall elevations at highest and lowest points on both the Board approved Site Plan and the Site Plan prepared during Resolution Compliance Review) on a site wide survey plan showing the elevation changes illustrated, grade and building height/finish floor heights depicted in a chart showing changes throughout the site.



Page 2

2. Prepare alternate conceptual plans to mitigate the negative effects of the retaining wall facing the residents on Fox Hunt Court.

3. If possible, provide items 1 and 2 above to the Borough at least one (1) day prior to January 11, 2024, to allow for review by the Borough and make the discussion on January 11 meaningful.

4. Have Ronald A. Kennedy present at the January 11, 2024, meeting to explain items 1 and 2 above.

5. Discuss the next steps to ensure compliance with the conditions set forth in the Planning Board approval.

Please be advised these discussions will take place without prejudice and are not an acknowledgment of Pulte's compliance by the Borough. Both the Borough and Pulte reserve all of their rights regarding this disagreement and all construction by Pulte at the Kimbolton Development is at Pulte's sole risk until this issue is resolved.

Very truly yours,  
DiFrancesco, Bateman, Kunzman,  
Davis, Lehrer & Flaum, P.C.

*Albert E. Cruz*

Albert E. Cruz

AEC/jg

cc: Mayor and Council  
Dorothy S. Hicks, Clerk  
Paul W. Ferriero  
David Banish

**EXHIBIT H**



**BOROUGH OF FAR HILLS**

6 Prospect Street, Far Hills, NJ 07931  
t. 908.234.0611 f. 908.234.0918

[WWW.FARHILLSNJ.ORG](http://WWW.FARHILLSNJ.ORG)

January 18, 2024

[jim.mullen@pultegroup.com](mailto:jim.mullen@pultegroup.com)

James P. Mullen, Esq.  
Director of Land Entitlements  
Northeast Corridor Division  
C/O Pulte Group  
750 US Highway Route 202, Suite 500  
Bridgewater, New Jersey 08807

SUBJECT: Notice of Violation  
Kimbolton Development  
Block 5, Lot 4  
220 Route 202

Dear Mr. Mullen:

It has come to my attention, as the Borough of Far Hills Zoning Officer, that Pulte Homes of NJ, Limited Partnership, is in violation of the Borough's Land Management Ordinance and Planning Board conditions of approval for that development under construction by Pulte in the Borough known as Kimbolton.

This letter will serve as a Notice of Violation, along with the attached Addendum to Notice of Violation.

This Notice of Violation seeks compliance with the Borough Land Management Ordinance and the Planning Board conditions of approval.

As the Zoning Officer, I will expect that Pulte will comply with the Borough Land Management Ordinance and Planning Board conditions of approval. Otherwise, I will have no alternative but to pursue the remedies available to the Borough to enforce the Land Management Ordinance and Planning Board conditions of approval.

If you have any questions, I may be reached Tuesdays between 4:30-6:30pm or via email at [kcoward@farhillsnj.org](mailto:kcoward@farhillsnj.org).





Kimberly Coward  
Zoning Officer

Attachment-Addendum to Notice of Violation

Cc: Dorothy Hicks, Borough Clerk- Borough of Far Hills (via email) [dhicks@farhillsnj.org](mailto:dhicks@farhillsnj.org)  
Albert E. Cruz Esq. (email) [acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)  
Paul Ferrero, Borough Engineer (via email) [pferrero@boswellengineering.com](mailto:pferrero@boswellengineering.com)  
David Banisch, Borough Planner (via email) [davidbanisch@banisch.com](mailto:davidbanisch@banisch.com)  
Stephen Mahoney, Borough Construction Official (via email) [smahoney@farhillsnj.org](mailto:smahoney@farhillsnj.org)

ADDENDUM TO NOTICE OF VIOLATION

This Notice of Violation is issued to Pulte Homes of NJ, Limited Partnership, for that development known as Kimbolton located on Route 202 North and shown as Block 5, Lot 4 on the Borough of Far Hills Tax Map in the TH-6-IAR zone.

**A. Retaining Walls in Excess of Six (6) Feet**

The TH-6-IAR Zone was created by Ordinance No. 2019-08. However, Ordinance No. 2019-08, Section 3.0, makes the Design and Improvement Standards in Article IX of the Land Management Ordinance of the Borough of Far Hills applicable to the TH-IAR Zone.

Article IX is titled "Design and Improvement Standards", Section 905 titled "Fences, Walls and Sight Triangles"; specifically, Section 905.A.5 requires that "[i]n all zoning districts, fences and walls shall be installed no higher than six feet (6)".

The application of Pulte to the Borough of Far Hills Planning Board for Kimbolton failed to seek a waiver of Section 905.A.5 for retaining walls more than six (6) feet in height and failed to seek design exception relief as required by N.J.S.A. 40:55D-51.a and b.

Additionally, the Site Plan only identified one (1) design waiver; namely, a de minimus design waiver from the Residential Site Improvement Standards for sidewalks on both sides of the

street, but not for the height of retaining walls.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough Land Management Ordinance.

B. Planning Board Condition 33.

Planning Board Condition 33 provides that:

Any adjustments to the site plan to address stormwater management comments of the Board Engineer or comments from the NJDEP shall not result in any changes to the layout of the buildings or the roadway network. Any such material change must be brought back to the Board for review as an amendment to the current approval.

Pulte, as part of its stormwater management plan, increased the grades throughout Kimbolton by as much as eleven (11) feet resulting in changes to the height of the roadway network at Kimbolton without returning to the Planning Board for amended site plan approval in violation of Planning Board Condition 33 and Section 105 of the Borough Land Management Ordinance requiring that new structures conform with the Ordinance.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation by making an application to the Planning Board to amend Condition 33. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough



Land Management Ordinance.

C. Effect of Grading Changes.

Pulte sought and received a variance from the Planning Board for the height of the buildings with walkout basements from the maximum permitted height of thirty-six (36) feet to a proposed 38.07 feet. However, grade changes occurring after the conclusion of the Planning Board hearings will considerably alter the perception of building height and mass compared to what was approved. The buildings will be as much as eight (8) feet higher than was represented to the Planning Board at the hearing.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation by making an application to the Planning Board. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough Land Management Ordinance.

D. Issuance of Zoning Permits.

Section 302.A of the Borough Land Management Ordinance provides that:

It shall be the duty of the Zoning Officer to administer and enforce the zoning provisions of this ordinance. No building permits shall be issued unless the plans are accompanied by an approved zoning permit. No zoning permit shall be issued unless the proposed structure, use, temporary activity and construction activities are in compliance with this ordinance.

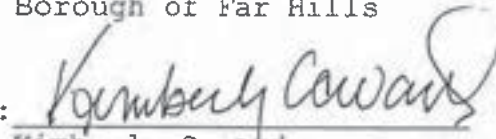
Pulte is hereby given notice that no further zoning permits,

including zoning permits for individual buildings, will be issued for Kimbolton until the violations cited in this Notice of Violation are cured.

Dated: January 18, 2024

Borough of Far Hills

By:



Kimberly Coward  
Zoning Official

**EXHIBIT I**





BOSTON CONNECTICUT FLORIDA NEW JERSEY NEW YORK PROVIDENCE WASHINGTON, DC

**CRAIG M. GIANETTI**  
Attorney at Law

One Jefferson Road  
Parsippany, NJ 07054-2891  
T: (973) 966-8053 F: (973) 206-6273  
cgianetti@daypitney.com

February 14, 2024

**VIA E-MAIL and UPS**

Kimberly Coward  
Zoning Officer  
Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07009

**Re: Pulte Homes of NJ, Limited Partnership (“Pulte”)  
Response to Notice of Violation  
Block 5, Lot 4; 220 Route 202, Far Hills, NJ (“Property”)**

Dear Ms. Coward:

This firm represents Pulte in connection with the development and construction of a multi-family inclusionary development consisting of 105 age-restricted townhouse dwellings and an apartment building consisting of 29 affordable apartments (25 family affordable units and 4 age-restricted affordable units) as well as other related site improvements (the “Development”) on the Property. The Development is included in the settlement agreement dated October 15, 2018 between the Borough and Fair Share Housing Center (“Settlement Agreement”) and is further the subject of the December 9, 2019 Affordable Housing Agreement for the Property. The Development is a critical component of the Borough’s court-approved Housing Element and Fair Share Plan to address the Borough’s affordable housing obligations. Please accept this letter as Pulte’s response to the Notice of Violation dated January 18, 2024 (“Notice of Violation”).

By way of background, Pulte filed an application for preliminary and final major site plan, preliminary and final major subdivision and variance relief relating to the Development (the “Application”), which Application was approved by Borough of Far Hills Planning Board (“Board”) Resolution adopted on February 7, 2022 (the “Resolution”). The Resolution approved site plans entitled “Preliminary and Final Major Site Development and Subdivision Plans, Residences at Overleigh” prepared by Gladstone Design, Inc. (“Gladstone”), dated March 19, 2021 (the “Site Plans”). The Site Plans already included retaining walls with heights in excess of six feet, which were specifically referenced by both the Board’s Planner, David Banisch, and the Board’s engineer, Paul Ferriero, who also serves as the Borough’s engineer, in their respective review letters dated July 5, 2021 (“Planner Review”), comment 17(f) on page 8, and July 2, 2021



February 14, 2024  
Page 2

("Engineer Review"), comment I.E(5) on page 4. Neither review letter noted that a design waiver was required for the proposed retaining walls.

Subsequent to obtaining the Resolution, Pulte completed resolution compliance by addressing the conditions of approval set forth in the Resolution. Gladstone revised the Site Plans to comply with the conditions of approval, inclusive of addressing the comments in the Planner Review and Engineer Review. Among the conditions of approval and the comments in the Engineer Review were requirements to address the stormwater management design, including comments received from the New Jersey Department of Environmental Protection ("NJDEP"), which could not impact the layout of roads or buildings (see Condition 33). In doing so, Pulte added retaining walls to the Site Plans, which are consistent in height with those retaining walls shown on the Site Plans as originally submitted and approved by the Board.

The Site Plans, as revised, were ultimately reviewed and approved by the Board professionals and signed by the Board Chairman, Board Secretary and Board Engineer on March 15, 2023. Gladstone further refined the stormwater management design to account for Property conditions during construction. The revised design was approved by the Board's Engineer. At no time were the Site Plans modified to change the layout of the building or the roadway network; nor did the modifications to the Site Plans impact the approved relief from Ordinance requirements as set forth in the Resolution. Pulte reasonably relied upon the Resolution and signed Site Plans to obtain construction permits to construct the retaining walls shown on the Site Plans and commenced construction in May of 2023.

The Notice of Violation alleges that Pulte is in violation of the Borough's Land Management Ordinance ("Ordinance") and Planning Board conditions of approval set forth in the Resolution for the Development, a copy of which is attached hereto for reference. The Notice of Violation sets forth the following issues:

**1. Addendum to Notice of Violation, Section A. Retaining Walls in Excess of Six (6) Feet**

The Notice of Violation references the following design and improvement standard in Section 905.A.5, "[i]n all zoning districts, fences and walls shall be installed no higher than six feet (6')" and indicates that it is applicable to the Development. Notwithstanding the foregoing, the Site Plans, as originally submitted, included retaining walls with varying heights up to 17 feet. This fact is specifically noted in both the Planner Review and Engineer Review. Neither review includes a statement that relief for retaining wall height is required. Further, Barbara Wooley-Dillon, a professional planner who testified in opposition to the Application at the December 6, 2021 Board meeting, specifically identified the retaining wall and its height without reference to the need for relief. The Site Plans were approved by the Board with this known condition. Design waiver relief should not be required for the additional retaining walls that were subsequently added to the Site Plans as part of redesigning the stormwater management improvements, which redesign was not only anticipated, but required, as part of the Resolution. The redesign of the stormwater



February 14, 2024  
Page 3

management improvements was further approved by the Borough Engineer and the plans were signed by the Board on March 15, 2023. Additional Board approval should not be required.

## **2. Addendum to Notice of Violation, Section B. Planning Board Condition 33**

Condition 33 of the Resolution states, “Any adjustments to the site plan to address stormwater management comments of the Board Engineer or comments from the NJDEP shall not result in any changes to the layout of the building or the roadway network. Any such materials change must be brought back to the Board for review as an amendment to the current approval.” This condition is very clear as to when amended approval from the Board is required – when there are changes to the layout of the building or roadway network. The revisions made to the Site Plans to address the stormwater management design do not result in any change to the layout of the building or the layout of the roadway network. Modification of the grading does not change the layout of the buildings or roadway network. As such, the revisions do not require Board approval and are not in violation of Section 105 of the Ordinance.

## **3. Addendum to Notice of Violation, Section C. Effect of Grading Changes**

The Ordinance sets forth the following definition of “Building height”: “the vertical distance measured to the highest point of the building from the average elevation of the finished grade six (6) feet from the foundation.” (emphasis added). Grade changes that occurred after the conclusion of the Board hearings, which are the result of revisions to the stormwater management design in direct response to the Engineer Review and NJDEP comments, do not impact the calculation of building height or the variance relief previously granted by the Board for said building height. An application for amended site plan to the Board is not required.

## **4. Addendum to Notice of Violation, Section D. Issuance of Zoning Permits**

As set forth herein, Pulte should not be deemed to be in violation of the zoning provisions of the Ordinance. Further, Pulte reasonably relied upon the Resolution, signed Site Plans, Board engineer’s approval, zoning permits and construction permits issued by the Borough to commence construction of the Development. As such, the issuance of zoning permits should continue without delay.

Pulte should not be required to submit an application for amended site plan to the Board in connection with the revised Site Plans. Pulte reasonably relied, to its detriment, on permits that were issued by the Borough to construct the retaining walls. There is no doubt that the Borough’s expectation is that a developer will commence construction upon receipt of such permits in reliance thereupon. These permits were based on Site Plans, as revised, that were approved by the Board Chairman, Board Secretary, and Board Engineer. The Borough is estopped from rescinding permits or imposing additional requirements related thereto after Pulte relied upon those permits and constructed the improvements pursuant to the permits. Moreover, those multi-million dollar improvements were inspected and approved by the Borough Engineering inspectors after they were completed. As noted herein, the Development is an essential component of the Borough’s



 DAY PITNEY LLP

February 14, 2024

Page 4

Settlement Agreement to satisfy the Borough's affordable housing obligation. Pursuant to the Affordable Housing Agreement, Pulte has an obligation to deliver the affordable housing units and to do so without unnecessary cost-generative measures being imposed on Pulte. An application for amended site plan would be just that.

As such, Pulte requests that the Notice of Violation be rescinded. Pulte looks forward to working with the Borough to continue constructing this Development to allow the Borough to remain in compliance with the Settlement Agreement and Affordable Housing Agreement. If the Notice of Violation is not rescinded by February 23, 2024, Pulte will exercise all of its rights at law and in equity, including but not limited to filing a legal action with the Court having jurisdiction of the Borough's Affordable Housing Compliance.

Thank you for your attention to this matter. Please contact me if you have any questions or if you require additional information.

Respectfully yours,



Craig M. Gianetti

Enclosures

cc: Albert E. Cruz, Esq. Borough Attorney (via e-mail)  
Dorothy Hicks, Borough Clerk (via e-mail)  
Paul Ferriero, Borough Engineer (via e-mail)  
David Banisch, Borough Planner (via e-mail)  
Stephen Mahoney, Borough Construction Official (via e-mail)  
Jim Kyle, Court-appointed Special Master (via e-mail)  
Josh Bauers, Fair Share Housing Center (via e-mail)  
Pulte Homes of NJ, Limited Partnership (via e-mail)



**BOROUGH OF FAR HILLS**

6 Prospect Street, Far Hills, NJ 07931

t. 908.234.0611 f. 908.234.0918

[WWW.FARHILLSNJ.ORG](http://WWW.FARHILLSNJ.ORG)

January 18, 2024

[jim.mullen@pultegroup.com](mailto:jim.mullen@pultegroup.com)

James P. Mullen, Esq.  
Director of Land Entitlements  
Northeast Corridor Division  
C/O Pulte Group  
750 US Highway Route 202, Suite 500  
Bridgewater, New Jersey 08807

**SUBJECT:** Notice of Violation  
Kimbolton Development  
Block 5, Lot 4  
220 Route 202

Dear Mr. Mullen:

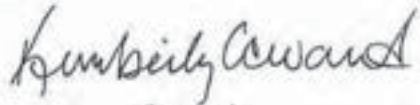
It has come to my attention, as the Borough of Far Hills Zoning Officer, that Pulte Homes of NJ, Limited Partnership, is in violation of the Borough's Land Management Ordinance and Planning Board conditions of approval for that development under construction by Pulte in the Borough known as Kimbolton.

This letter will serve as a Notice of Violation, along with the attached Addendum to Notice of Violation.

This Notice of Violation seeks compliance with the Borough Land Management Ordinance and the Planning Board conditions of approval.

As the Zoning Officer, I will expect that Pulte will comply with the Borough Land Management Ordinance and Planning Board conditions of approval. Otherwise, I will have no alternative but to pursue the remedies available to the Borough to enforce the Land Management Ordinance and Planning Board conditions of approval.

If you have any questions, I may be reached Tuesdays between 4:30-6:30pm or via email at [kcoward@farhillsnj.org](mailto:kcoward@farhillsnj.org).



Kimberly Coward  
Zoning Officer

Attachment-Addendum to Notice of Violation

Cc: Dorothy Hicks, Borough Clerk- Borough of Far Hills(via email) [dhicks@farhillsnj.org](mailto:dhicks@farhillsnj.org)  
Albert E. Cruz Esq.(email) [acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)  
Paul Ferriero, Borough Engineer (via email) [pferriero@boswellengineering.com](mailto:pferriero@boswellengineering.com)  
David Banisch, Borough Planner (via email) [davidbanisch@banisch.com](mailto:davidbanisch@banisch.com)  
Stephen Mahoney, Borough Construction Official (via email) [smahoney@farhillsnj.org](mailto:smahoney@farhillsnj.org)



**ADDENDUM TO NOTICE OF VIOLATION**

This Notice of Violation is issued to Pulte Homes of NJ, Limited Partnership, for that development known as Kimbolton located on Route 202 North and shown as Block 5, Lot 4 on the Borough of Far Hills Tax Map in the TH-6-IAR zone.

**A. Retaining Walls in Excess of Six (6) Feet**

The TH-6-IAR Zone was created by Ordinance No. 2019-08. However, Ordinance No. 2019-08, Section 3.0, makes the Design and Improvement Standards in Article IX of the Land Management Ordinance of the Borough of Far Hills applicable to the TH-IAR Zone.

Article IX is titled "Design and Improvement Standards", Section 905 titled "Fences, Walls and Sight Triangles"; specifically, Section 905.A.5 requires that "[i]n all zoning districts, fences and walls shall be installed no higher than six feet (6")".

The application of Pulte to the Borough of Far Hills Planning Board for Kimbolton failed to seek a waiver of Section 905.A.5 for retaining walls more than six (6) feet in height and failed to seek design exception relief as required by N.J.S.A. 40:55D-51.a and b.

Additionally, the Site Plan only identified one (1) design waiver; namely, a de minimus design waiver from the Residential Site Improvement Standards for sidewalks on both sides of the

street, but not for the height of retaining walls.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough Land Management Ordinance.

**B. Planning Board Condition 33.**

Planning Board Condition 33 provides that:

Any adjustments to the site plan to address stormwater management comments of the Board Engineer or comments from the NJDEP shall not result in any changes to the layout of the buildings or the roadway network. Any such material change must be brought back to the Board for review as an amendment to the current approval.

Pulte, as part of its stormwater management plan, increased the grades throughout Kimbolton by as much as eleven (11) feet resulting in changes to the height of the roadway network at Kimbolton without returning to the Planning Board for amended site plan approval in violation of Planning Board Condition 33 and Section 105 of the Borough Land Management Ordinance requiring that new structures conform with the Ordinance.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation by making an application to the Planning Board to amend Condition 33. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough

Land Management Ordinance.

**C. Effect of Grading Changes.**

Pulte sought and received a variance from the Planning Board for the height of the buildings with walkout basements from the maximum permitted height of thirty-six (36) feet to a proposed 38.07 feet. However, grade changes occurring after the conclusion of the Planning Board hearings will considerably alter the perception of building height and mass compared to what was approved. The buildings will be as much as eight (8) feet higher than was represented to the Planning Board at the hearing.

Pulte is hereby given notice that it has thirty (30) days from the date of its receipt of this Notice of Violation to cure this violation by making an application to the Planning Board. If the violation is not cured within this period, Pulte shall be liable under Section 304 of the Borough Land Management Ordinance.

**D. Issuance of Zoning Permits.**

Section 302.A of the Borough Land Management Ordinance provides that:

It shall be the duty of the Zoning Officer to administer and enforce the zoning provisions of this ordinance. No building permits shall be issued unless the plans are accompanied by an approved zoning permit. No zoning permit shall be issued unless the proposed structure, use, temporary activity and construction activities are in compliance with this ordinance.

Pulte is hereby given notice that no further zoning permits,

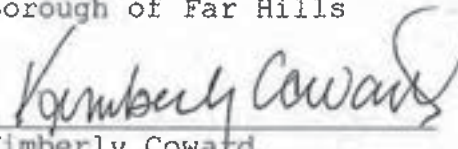


including zoning permits for individual buildings, will be issued for Kimbolton until the violations cited in this Notice of Violation are cured.

Dated: January 18, 2024

Borough of Far Hills

By:

  
Kimberly Coward  
Zoning Official



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

July 2, 2021

Thomas Rochat, Chairman  
Far Hills Borough Land Use Board  
6 Prospect Street  
Far Hills, New Jersey 07931

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

Dear Mr. Rochat:

The applicant for the above referenced project is seeking preliminary and final major site plan, preliminary and final major subdivision and variance approval to permit the construction of a multi-family residential development. The property is located in the TH-6-IAR Townhouse Inclusionary Age-restricted Residential zoning district and consists of approximately 41.5 acres. The existing property, known as Block 5 Lot 4 located on New Jersey State Route 202, contains several single family and multi-family residential buildings, with related site improvements. The applicant is proposing to construct a mixed residential development consisting of 105 age-restricted for-sale townhouse units and a multifamily apartment building consisting of 29 affordable units (25 non-age restricted rental affordable housing units and four age-restricted rental affordable housing units). Proposed site improvements include a walking path, roadways, parking areas, utilities, lighting, landscaping, stormwater management and associated improvements. The applicant is also proposing a subdivision of the property to create one lot for the apartment development and one lot for the townhouse development. The townhouse lot will be further subdivided into individual lots for each of the townhouse units. The proposed subdivision will result in the creation of 107 total lots. The following information has been submitted in support of the application:

- Cover letter prepared by Craig M. Gianetti, Day Pitney LLP, dated April 9, 2021.
- Land Development Application with Proposal.
- Disclosure of Corporate Ownership (affiliated with Pulte Homes of NJ, Limited Partnership (Applicant)).
- Checklist Details Required for Preliminary Major Subdivision Plats and Preliminary Major Site Plans.
- Checklist Details Required for Final Major Subdivision Plats and Final Major Site Plans.

Ferriero Engineering, Inc.  
July 2, 2021  
Page 2

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

- Professional Services Agreement, Affordable Housing Services prepared by CGP&H, undated.
- Request for tax certification prepared by Nicole Magdziak, Day Pitney LLP, dated February 16, 2021.
- Preliminary and Final Major Site Development and Subdivision Plans, consisting of forty-two (42) sheets, dated March 19, 2021 prepared by Ronald A. Kennedy, PE, Gladstone Design, Inc.
- Boundary & Topographic Survey, consisting of one sheet, dated December 11, 2020 prepared by Kurt T. Hanie, PLS, Gladstone Design, Inc.
- Preliminary and Final Major Subdivision Plat consisting of two sheets dated March 19, 2021 prepared by Kurt T. Hanie, PLS.
- Sales Trailer and Model Home Plot Plan consisting of one sheet, dated March 19, 2021 prepared by Ronald A. Kennedy, PE.
- Architectural Plans consisting of twelve sheets dated April 9, 2021 prepared by Minno Wasko Architects and Planners, Lambertville, NJ.
- Stormwater Management Report dated March 19, 2021 prepared by Gladstone Design, Inc. (unsigned).
- Environmental Impact Statement dated April 8, 2021 prepared by EcolSciences, Inc., Rockaway, NJ.
- Certified 200 Foot Property List prepared by Edward L. Kerwin, Assessor dated March 10, 2020.
- County of Somerset Planning Board review letter dated April 29, 2021 and May 14, 2021.
- NJDOT Major Access Application Cover Letter dated December 15, 2020 prepared by Douglas J. Polyniak, PE, Dolan & Dean Consulting Engineers, LLC.
- Correspondence dated May 4, 2021 to Elaine Schwartz, NJDOT, prepared by Gary W. Dean, Dolan & Dean Consulting Engineers, LLC, unsigned.

A review of the above referenced documents results in the following comments for the Board's consideration.

1. Site Plan

A. Sheet 1 – Project Data/Vicinity Plan

1. General Note 19 indicates proposed street names for the project. These need to be revisited and evaluated by the emergency services departments. There are a number of similar names within the project (Ayers St, Ayers Ln) that are duplicative and Schley is a name currently used by another street within the Borough. This will lead to confusion with 911 response. All street names must be approved by the Borough Council after appropriate review.



Ferrero Engineering, Inc.

July 2, 2021

Page 3

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

B. Sheet 2 – Environmental Constraints Map – No comments

C. Sheet 3 – Site Removals Plan

1. A note should be added to the plan that all foundations are to be removed completely below graded and backfilled with properly compacted material.
2. A note should be added to the plan stating that all underground tanks are to be removed and mitigated in accordance with NJDEP requirements.

D. Sheets 4 through 10 – Site Dimension Plans

1. The status of the WMQP management plan amendment for the sewer service area shown on the map should be provided to the Board.
2. A detail for the cobblestone pavers at the end of the boulevard should be provided.
3. Vehicle turning templates should be provided for delivery and emergency vehicles at the round about and all dead end areas.
4. Testimony should be provided regarding trash collection, mail delivery, etc. Will there be common mailbox locations? Will trash and recycling be held in individual units until collection? The layout will necessitate numerous backup movements for delivery and collection vehicles with the associated back up warning beepers on the vehicles. There may be future complaints from residents in this regard, however those would be solely the responsibility of the developer and HOA to address.
5. The engineer should confirm that the stormwater management calculations include the impervious surfaces associated with the optional patio/sunroom.
6. Recent trends show that townhouse owners are requesting permits for emergency generators, decks, patios, etc. The developer should discuss how these would be handled from an HOA approval perspective. The Board should consider if these would be site plan amendments that would need to return to the Board or if they could be handled simply by zoning and building permits. If the latter is the case, this should be specifically spelled out in the resolution to avoid future issues related to the permissibility of these improvements and the applicability of any setbacks.
7. The plans show a network of “maintained pedestrian walking paths”. The surface treatment of these paths should be included in the plans. If the surface is other than grass or meadow, the design engineer should confirm this was accounted for in the stormwater design.

E. Sheets 11 through 15 – Grading Plan

1. The grading along the northeast curb line of the Dillon Boulevard/Route 202 intersection needs to be examined. It appears there is a low point along the curb line that will not drain through the intersection. A drainage inlet may be required. There

Ferriero Engineering, Inc.

July 2, 2021

Page 4

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

is a similar issue at two points along the southwest curb line of the intersection of Dillon Boulevard and Ayers Street.

2. Additional spot elevations and grading needs to be provided between units 4.70 and 4.71. The area is flat and will be subject to poor drainage.
3. Site light poles are shown penetrating into and very close to the underground stormwater system near the multifamily building. Details need to be provided as to how this will work with the pipe and stone stormwater system.
4. There are a number of retaining walls throughout the site and many are in excess of 48" tall. These will all require site specific designs and construction permits.
5. The underground stormwater system and bioretention system at the rear of the multifamily building is in close proximity to a retaining wall with heights up to 17 feet. Testimony should be provided regarding any anticipated hydrostatic loads these stormwater facilities may place on the walls and how the loads and potentially saturated soil would impact the choice of wall material.
6. The engineer should re-evaluate the detailed tree removal. For example, between unit 4.31 and the property corner, there are a number of mature hardwood trees that are shown to be removed with no apparent disturbance in the area. Further towards the large recharge bed, there are more trees that seem to be removed because of conflicts with the proposed path and water line – both of which could be relocated to avoid the conflict. Additionally, the location of the existing trees should be checked because the plan shows an 18" oak tree in a shed on the adjacent lot behind unit 4.37.
7. The retaining wall closest to 4.37 needs to have the proposed grades checked. There are three locations shown. All have two bottom of wall elevations and one top of wall elevation and all are the same number – 269.0.
8. Sheet 16 notes that there is a proposed net fill of 8,000 cubic yards. Testimony should be provided regarding the number of trucks anticipated for this work and the time period over which the fill will be delivered to the site.

F. Sheets 17 through 22 – Utility Plan

1. The plan shows the water main serving the site extending from Route 202 south. The location of the connection to the existing system should be discussed and plans prepared for the extension of the utility line.
2. Fire hydrant locations should be approved by the Fire Official.
3. No sewer laterals should be shown connecting to manholes. The laterals should connect to the main and downstream of the manhole if possible.
4. It is anticipated that the townhouse units will be served by natural gas. It is expected that the gas and electric meters for each of the townhouses will be mounted on the front of the units. This should be confirmed.

Ferriero Engineering, Inc.

July 2, 2021

Page 5

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

5. The multifamily building is shown with a 4" sanitary sewer lateral with cleanouts. This needs to be upgraded to a minimum 6" line with manholes at each bend in the pipe to facilitate proper maintenance.
6. Utility Note 11 on sheet 22 states that a hot box may be required for the water service to the multifamily building. Testimony should be provided regarding the anticipated size and location of the structure. Screening should be provided.

G. Sheets 22 through 18 – Landscape Plan

1. The plan shows extensive areas of meadow around the site. Some of these are in close proximity to some of the townhouse units. The mechanism for keeping these areas as meadow should be described. It is anticipated that some of the townhouse owners may expect maintained lawn around their homes and this would be inconsistent with the plan and stormwater design. Some of the meadow areas, such as the narrow one between units 4.03-4.06 and the boulevard may be difficult to maintain as meadow. Other areas, like the proposed tree area between the townhouses and Route 202 and through the perimeter landscape buffers, show lawn under the trees where meadow may be more appropriate.
2. The plans show a plant schedule for a reforestation area that was designated on a map submitted to DEP. The location of this reforestation area should be provided to the Board.

H. Sheets 29 and 20 – Soil Erosion and Sediment Control Plan

1. This plan will need to be certified by the Somerset-Union Soil Conservation District.
2. It is recommended that haybales be placed in front of all outlet structures until the basins are stabilized.
3. Testimony needs to be presented in support of the steep slope variance and any efforts made to minimize these disturbances.

I. Sheets 31 and 32 – Lighting Plan

1. In general, the lighting levels throughout the townhouse portion of the project are very low and do not provide enough illumination for the anticipated vehicular and pedestrian traffic through the site. It is expected that mail will be delivered to common boxes and pedestrians will be using the streets to access these boxes and for other reasons. For the most part, the streets have zero footcandles of illumination. Additional lighting is necessary. The amount of lighting will need to be balanced between the intrusion into the units and safe lighting levels on the ground surface. Based on the 14 foot height of the lighting source and the architectural plans, it appears the light sources will be below any bedroom windows at the front of the units and fully shielded so the glare should not be a major issue.

Ferriero Engineering, Inc.

July 2, 2021

Page 6

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

2. The plan does not include any building mounted lights. Since these are generally in the control of the unit owners, they cannot be counted on for providing adequate illumination around the site.
- J. Sheets 33 through 37 – Profiles
1. As noted above, there are curb lines with low spots that need to be addressed. It is recommended that the design engineer review the profiles of intersecting streets to determine where these conflicts exist and make the appropriate modifications to the grading and drainage plans.
- K. Sheets 38 through 42 – Construction Details
1. The accessible curb ramp detail should clearly show that the curb through the ramp should be concrete to provide a smoother transition.
  2. The guide rail notes that it is to be “rust colored”. It is recommended that the guiderail be brown powder coated to stained using “Natina” or a similar product. Weathering steel posts have proven problematic over time and are susceptible to corrosion.
  3. As noted above, site specific wall designs will be required.
- II. Stormwater Management Report
- A. The following comments below are made relative to the stormwater report and other documents submitted. It should be noted that the comments below are preliminary only since the hydrogeologic report is stamped as “DRAFT”. Additional comments may be provided after the final version of this report is submitted. Further when the final report is filed, a cover letter should be included that identifies any changes between the draft report and the final report.
- B. Stormwater comments:
1. The stormwater management report submitted with the drop box link was signed by the Engineer. The hard copy of the report that was submitted to our office was not signed. Signed and sealed stormwater reports need to be provided to our office and the Board Secretary for any future submittals.
  2. A groundwater mounding analysis is required for each individual basin that infiltrates. It is unknown whether the basins will be negatively impacted as currently designed without the mounding analysis being provided.
  3. The Low Impact Development Checklist (Appendix G), is blank. While pages 16 and 17 of the report provide a description of the Low Impact Development nonstructural strategies being incorporated into the design, the information within the checklist in Appendix G needs to be provided in order to help evaluate the strategies being



Ferriero Engineering, Inc.  
July 2, 2021  
Page 7

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

implemented. At this time, it is not clear whether the project complies with the use of nonstructural strategies.

4. The stormwater conveyance system has been designed for a 25-year storm event. The 100-year storm event needs to be checked to ensure the stormwater conveyance system has capacity without overtopping into other drainage areas. Hydraulic grade line calculations should be provided in the analysis. This is needed to ensure the design assumptions within the quantity (peak rate reduction) analysis is consistent with capacity of the stormwater conveyance system.
5. Some of the drainage areas utilize a minimum time of concentration of 6.0 minutes. According to Chapter 5, dated November 2020, of the NJDEP BMP Manual, "There is no longer a minimum or default value that may be used for the time of concentration. Tc for pre- and post-construction conditions must be calculated based on the aforementioned requirements." The analysis needs to be revised accordingly.
6. The total disturbance identified on page 2 of the report (26.1 acres) and the table at the top of page 9 (24.32 acres) are not consistent. The soil erosion and sediment control plans indicate 26.1 acres of disturbance is being proposed. Clarification is required.
7. The allowable flow rate calculations are based upon 24.1 acres of disturbance. It appears the calculations should be revised utilizing the 26.1 acres of disturbance as noted on the soil erosion and sediment control calculations.
8. Based on the mapped locations of the soil logs provided on the site plans, no soil testing was provided in the vicinity of Basins #3C (underground detention basin), 3D (designed with an underdrain), 3E (above ground detention basin), 3N and 3R (bio-retention basin designed with an underdrain). Additional information/soil testing should be provided to confirm separation to the estimated seasonal high ground water (and bedrock if applicable) elevations is being met for basins #3C, 3D, 3E, 3N, 3R.
9. Only one soil test location was located within the infiltration area for Basin #3G (underground infiltration basin) and #3I (surface infiltration basin). The test pit logs (STP 14, STP 15 (outside basin 3I) and STP 20) are too shallow. The soil logs need to extend at least 8 feet below the lowest elevation of the BMP, or two times the maximum water depth in the basin, whichever results in a deeper depth. It is noted, according to Chapter 12, of the NJDEP BMP Manual, the depth is measured from any replacement soil that may be required below the bottom of the basin. This is the case for all types of stormwater basins. Additional soil testing should be provided to confirm groundwater elevations and separation to the estimated seasonal high ground water and bedrock elevations is being met for basins #3G and 3I in accordance with Chapter 12, Soil Testing criteria, of the NJDEP BMP Manual.

Ferriero Engineering, Inc.

July 2, 2021

Page 8

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

10. The permeability testing for Basin 3I (STP14 and STP15) is above the bottom of the basin. Additional permeability testing in accordance with Chapter 12 of the NJDEP BMP Manual needs to be provided. It is also noted the infiltration rate being needs to be based on the lowest tested permeability rate (the lowest tested rate within STP 14 appears to be 3.0 in/hr (1.5 in/hr design rate), while the calculations were based on a tested rate of 4.7 in/hr (2.4 in/hr design rate).
11. No permeability testing was provided for Basin #3G. Page 15 of the stormwater report (Groundwater Recharge, 2nd bullet) indicates for Bioretention Basin 3G that "permeability testing was not provided for this basin location. However, the soils in the test pit within the vicinity of the basin displayed favorable soils for stormwater recharge." Chapter 12 of the NJDEP BMP Manual specifies on Page 6. "Proximity of soil exploration(s) to the actual location of a BMP. The final location of a proposed BMP can differ from the location of a soil exploration. As long as the proposed BMP is within the same soil mapping unit, a new soil exploration is not required under the following circumstances:
  - If the soil explorations that have been performed are still within the infiltration area of the BMP at its new location or
  - If the new location of the BMP is within 25 feet, in any direction, of all of the original soil exploration location(s).Based on this, additional soil testing needs to be provided for Infiltration Basin 3G.
12. Test Pit Log STP17 is noted with a ground elevation of 268.0 while the elevation based on the location depicted on the grading plan appears to be approximately 256. In addition, STP4 is noted with a ground elevation of 275.5 while the grading plan elevation is approximately 259.0. Clarification is required.
13. It appears, based on the seepage noted within STP4, that the ESHGWT is above the basin floor of Bio-retention Basin #3L. Additional information is required on whether this basin can be constructed and function in accordance with the GI requirements (one-foot minimum separation is required to ESHGWT).
14. The test pit logs should specifically state whether groundwater and mottling were encountered. If encountered, then the ESHGWT should be provided in the test pit log. The summary of test pit information (Table 1) provided in the report indicates for STP4 that groundwater was greater than 12' below grade, while the Test Pit Log for STP4 indicates seepage at 2.3 feet. Clarification is required.
15. The geo-technical section of the report should include a specific narrative on how each proposed BMP meets NJDEP requirements as it relates to separation to groundwater, bedrock (if applicable), and permeability (if applicable), and their suitability based on onsite soil conditions.

Ferriero Engineering, Inc.  
July 2, 2021  
Page 9

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

16. The geo-technical section of the report should include a narrative with respect to the NRCS Soil Survey mapped soils and whether the mapped soils are accurate with respect to field observations and soil testing (NJDEP BMP Manual Chapter 12: Soil Testing Criteria, subsection 1c). If the soil survey is inaccurate with respect to field conditions, then soil testing to determine HSG or default HSG in accordance with Chapter 12 would need to be utilized for the analysis.
17. Two soil logs with permeability testing need to be provided within Bioretention Basin 3F. The test pit logs (STP26 and STP 27) are too shallow. The soil logs need to extend at least 8 feet below the lowest elevation of the bmp, or two times the maximum water depth in the basin, whichever results in a deeper depth (which is measured from any replacement soil that may be required below the bottom of the basin). Additional soil and permeability testing is required.
18. Only one test pit (STP12) was provided in the proximity (10' from the infiltration area) of Bioretention Basin #3H, and it is too shallow. The test pit log indicates rain infiltration at 4.0 feet (it is not clear what is meant by "rain infiltration"). It is noted that Chapter 12 of the BMP Manual specifies "Stormwater infiltration BMP's must not be installed in soils that exhibit artesian groundwater conditions." Clarification is required. In addition, no permeability testing has been provided for Bioretention Basin #3H (a minimum of two permeability tests is required in the infiltration area of the basin floor in the most restrictive soil horizon below the bottom of the basin). Additional soil and permeability testing is required.
19. Page 15 of the stormwater report (Groundwater Recharge, 3rd bullet) indicates for Bioretention Basin 3H that "permeability testing was not provided for this basin location. However, the soils in the test pit within the vicinity of the basin displayed favorable soils for stormwater recharge." Chapter 12 of the NJDEP BMP Manual specifies on Page 6. "Proximity of soil exploration(s) to the actual location of a BMP. The final location of a proposed BMP can differ from the location of a soil exploration. As long as the proposed BMP is within the same soil mapping unit, a new soil exploration is not required under the following circumstances:
  - If the soil explorations that have been performed are still within the infiltration area of the BMP at its new location or New Jersey Stormwater Best Management Practices Manual November 2020 Chapter 12: Soil Testing Criteria Page 16
  - If the new location of the BMP is within 25 feet, in any direction, of all of the original soil exploration location(s).

Based on this, additional soil testing needs to be provided for Bioretention Basin 3H.

Ferriero Engineering, Inc.  
July 2, 2021  
Page 10

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

20. Page 15 of the stormwater report (Groundwater Recharge) indicates permeability testing was based on tube permeameter tests while Appendix H indicates double-ring infiltration tests were performed. Clarification is required.
21. Additional information should be provided in the report about the phasing techniques being utilized to minimize soil compaction (low impact development nonstructural strategy no. 6 on Page 16).
22. Additional information needs to be provided in the report on how the user defined rating table was calculated for Bioretention Basins #2A, 3A, 3B, 3D, 3L, 3N and 3R.
23. The outlet pipes were not modeled in the Bioretention Basin, Infiltration Basin, and Extended Detention Basin routing analysis. The outlet pipes should be modeled under inlet and outlet control conditions, as they may control runoff through the control structures at higher elevations in the basins. Also, interconnected basins need to be analyzed under tailwater conditions (instead of assuming free flow conditions).
24. Chapter 9.7 Small-Scale Bio-Retention Systems specifies on page 7 that "...on-line systems...the invert of the lowest quantity control outlet is set at the water surface elevation of the WQDS." The lowest quantity outlet designed within Bio-retention Basins #2A, 3B need to be revised to meet this requirement.
25. Bioretention basin #3F does not utilize an infiltration rate within the quantity routing analysis, however the riser box that will control runoff for the higher storm events is set 3.35' above the basin floor. This exceeds the 12" maximum runoff depth allowed in small-scale bioretention systems. It is noted the water quality storm elevation is 0.69' above the basin floor. The routing needs to be revised to include a low-level outlet set at the water quality routed elevation (Chapter 9.7 Small-Scale Bio-Retention Systems page 7; Chapter 10.1 Large-Scale Bio-Retention Systems page 5). The NJDEP BMP Manual also notes the large scale Bioretention systems must not include exfiltration in the routing calculations.
26. Bioretention Basin #3H does not utilize an infiltration rate within the quantity routing analysis, however the riser box that will control runoff for the higher storm events is set 1.30' above the basin floor. This exceeds the 12" maximum runoff depth allowed in small-scale bioretention systems. It is noted the water quality storm elevation is 0.65' above the basin floor. The routing needs to be revised to include a low-level outlet set at the water quality routed elevation.
27. The total contributory drainage area to Bioretention Basin #3F exceeds 2.5 acres and therefore the does not meet the standards for Green Infrastructure (GI). According to 7:8-5.2 "Stormwater management measures for major development" Table 5.2 within paragraph (f) "Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance



Ferriero Engineering, Inc.  
July 2, 2021  
Page 11

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

from N.J.A.C. 7:8-5.3) the basin will require a variance since it is being designed for groundwater recharge and stormwater runoff quality but does not meet the GI requirements for those measures.

28. According to 7:8-5.2 "Stormwater management measures for major development" Table 5.3 within paragraph (f) "BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3" the use of extended detention basins will require variances. None of the proposed extended detention basins have been designed for groundwater recharge and they do not appear to have been designed for water quality. Basins 3C, 3E, and 3M are intended to be used for stormwater runoff quantity.
29. Additional information needs to be provided to address whether it is technically impracticable to meet the green infrastructure standards. As currently designed, Bio-retention basin 3F does not meet GI for water quality and groundwater recharge, while Extended Detention Basins 3C, 3E, 3M do not meet GI for stormwater quantity. Additional information is required prior to confirming whether the other basins will meet the GI requirements. The Engineer shall provide a breakdown in the report for any variances being sought from the GI standards.
30. Pretreatment is required for the runoff (roof area) that is tributary to underground infiltration basin 3I.
31. Pretreatment is required for the direct runoff (80% TSS removal) that is tributary to underground infiltration basin 3G. Runoff from Bioretention Basin 3H that is tributary to Basin 3G will also need to be pretreated to 80% TSS removal if Basin 3H does not meet the GI requirements.
32. The TR55 reference material included in the report (Appendix H) needs to be replaced with the Part 630 Hydrology National Engineering Handbook (Chapter 9 Hydrologic Soil-Cover Complexes and Chapter 15 Time of Concentration).
33. The Engineer shall confirm whether the Tc calculations are consistent with the requirements of Part 630 Hydrology National Engineering Handbook (NEH) Chapter 15.
34. The maximum Tc sheet flow coefficient that can be used for woods in New Jersey is 0.40. Revise the Tc calculations as applicable.
35. The velocities provided as part of the shallow concentrated flow segments for EDA#1 (PDA#1), EDA#2 and EDA#3 appear to be faster based on the land cover and slope than would be calculated from Figure 15-4 of the NEH Chapter 15. Clarification is required.
36. A second Tc flow path should be analyzed within EDA#3 to confirm the hydraulically most distance path is being analyzed. It is recommended a second Tc

Ferrero Engineering, Inc.  
July 2, 2021  
Page 12

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

- path starting in the vicinity of the pool area towards the westerly side of the drainage area be provided.
37. Based on the topography, it appears a portion of EDA#3 and PDA#3 may be tributary to Lot 3.03 Block 5 (easterly property line). The Engineer should confirm the drainage boundaries.
  38. Based on the grading plan, it appears PDA#3A should be expanded to include the portion of Baldwin Avenue and any area tributary to Baldwin Avenue up to inlet 3B-8.
  39. It is not clear where the swale area at the cul-de-sac shoulder above Basin 3A will drain to.
  40. Additional information should be provided demonstrating how the area behind proposed lots 4.91 to 4.94 will drain. The entire area behind the units appears to be a low point. The plans indicate two bottom of wall elevations for the lower wall. The drainage area map indicates this area is split between being tributary to PDA3B and PDA3C.
  41. Based on the grading, it appears a large portion of PDA3C will be tributary to Baldwin Court which is tributary to PDA3B. Clarification is required.
  42. Additional spot elevations should be provided behind the sewerage treatment plant to confirm drainage patterns.
  43. Based on the grading, it appears the majority of the intersection of Errico Lane and Baldwin Avenue would be tributary to PDA3D and not PDA3F.
  44. Additional spot grades need to be provided to confirm drainage patterns between proposed lots 4.70 and 4.71.
  45. Additional spot grades need to be provided to demonstrate positive drainage along proposed lot 4.74.
  46. The 250 contour in the area of Bioretention Basin 3R does not appear to be correct. Additional spot grades should be provided to confirm drainage patterns.
  47. A low point in the corner of the parking lot across from Basin 3N (250.83) appears to bypass Basin 3R. Additional information needs to be provided to confirm the drainage boundary of Basin 3R.
  48. Based on the grading, it appears a portion of the rear parking lot of the multifamily building is tributary to Basin 3N and not Basin 3R. Additional information should be provided to confirm drainage boundaries.
  49. The intersection of the multifamily building parking lot and Dillon Avenue appears to be tributary to Basin 3N and not Basin 3L. Revise as necessary.
  50. The intersection of Ayers Street and Baldwin Avenue appears to be tributary to Basin 3F and not Basin 3H based on the grades provided. Revise as necessary.

Ferrero Engineering, Inc.

July 2, 2021

Page 13

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

51. Confirm the drainage boundaries between Basin 3E, Basin 3L and the bypass area.
52. Based on the grading and the topography, it appears a portion of the area tributary to Basin 3C is tributary to Basin 3B just downstream of Basin 3F. Revise as necessary.
53. A low spot appears to be proposed at the corner of the patio behind Lot 4.83 that concentrates runoff from the rear of Lots 4.83 through 4.86. It appears a drainage structure/system may be needed in this area. The drainage area analysis includes this area with Basin 3E while it appears to be within the drainage area for Basin 3D. The drainage boundary needs to be confirmed.
54. The northerly boundary of the drainage area tributary to Basin 2A should be confirmed. Based on the grading and topography, it appears additional area may be tributary to Basin 2A. Revise as necessary.
55. Roof drainage calculations (gutters/downspouts/laterals) need to be sized for the 100-year storm event since if they were to overflow, the overflow may be tributary to different stormwater basins than what was used in the quantity analysis.
56. The capacity of the inlet grates should be provided and checked against the 100 year-storm event to confirm they will not overflow/bypass to different drainage areas.
57. The Engineer should confirm whether proposed Inlet 3C-4 (located within tributary drainage area 3D) should be changed to a manhole since the quantity analysis does not include surface runoff to the inlet (the inlet is tributary to Basin 3C).
58. The proposed land cover map (Figure 5 in the report) depicts meadow land cover between and adjacent to some of the townhouse buildings. These areas need to be deed restricted against their removal since they are part of the stormwater management system for the site. The maintenance of these areas will need to be included in an Operations and Maintenance Manual (which should be submitted once the stormwater management system has been approved).
59. The engineer should confirm the land cover being used for the walking path.
60. Review and approval of the soil erosion and sediment control calculations are deferred to the Somerset-Union Soil Conservation District.
61. Additional comments relative to the hydrology calculations, proposed quantity and water quality routings, drain time calculations, groundwater recharge calculations, emergency spillway calculations, and stormwater plan and details are deferred until additional information addressing the above comments are provided as the design of the stormwater management system may change.
62. The stormwater management system is fundamental to the project being able to function. Based on the above comments, it appears that the project does not meet the standards for stormwater management and mitigation is required based on the standards of NJAC 7:8-4.6(a). It does not seem that the standards for mitigation can

Ferrero Engineering, Inc.  
July 2, 2021  
Page 14

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

be demonstrated based on the project. Significant additional information/redesign of the stormwater management system is required.

III. Sales Trailer and Model Home Plan

- A. The plan shows a substantial number of signs and feather flags. The Board should evaluate the appropriateness and number of the signs.
- B. The applicant should provide an estimate of the length of time these materials will be in place.
- C. Based on the notes, it appears the model homes will not have water and sewer service. This should be confirmed. Special provisions may be required for a certificate of occupancy in these circumstances.

IV. Preliminary and Final Subdivision Plan

- A. Deeds, descriptions and lot closure calculations should be submitted and approved as a condition of any approval by the Board.
- B. All lot numbers are to be approved by the tax assessor.
- C. All signatures by the applicant, surveyor, etc. will need to be on the plan before it is submitted for signature.

V. Boundary and Topographic Survey – No comment

VI. Architectural Plans – No comments

VII. Environmental Impact Statement

- A. The report references a traffic report by Dolan and Dean. This was not in the information provided for review.



Ferriero Engineering, Inc.

July 2, 2021

Page 15

Re: Residences at Overleigh  
Block 5, Lot 4  
US Hwy Route 202  
Borough of Far Hills  
Our Project No. 21FH203

I trust the above comments are useful to the Board in its review of the application.

Very truly yours,



Paul W. Ferriero, PE, CME  
Borough Engineer

cc: Board Members  
Peter Henry, Esq.  
David Banisch, PP  
Kimberly Coward, Zoning Officer  
Steven Mahoney, Construction Official  
Ronald A. Kennedy, PE  
Craig M. Gianetti, Esq.

## Memorandum

To: Far Hills Planning Board

From: David J. Banisch, PP/AJCP

Date: July 5, 2021

Re: Pulte Homes of NJ, Limited Partnership  
220 Route 202  
Block 5, Lot 4  
41.529-acres  
Preliminary and Final Major Subdivision and Major Site Plan Application  
Zone: TH-6-IAR Townhouse Inclusionary Age-Restricted Residential

---

We have reviewed preliminary and final site plan and subdivision plans and supporting documentation in preparation of this report.

This application is for preliminary and final major site plan and subdivision approval pursuant to Far Hills Borough's Court-approved third round affordable housing settlement agreement and settlement agreement with Melillo Equities, December 2019.

### General Description:

1. The application is for development of a mixed residential community on the 41.259-acre tract, consisting of develop 105 age-restricted for-sale townhouse units and a multifamily affordable rental apartment building consisting of 29 affordable rental apartment units with associated parking and improvements. The multi-family affordable apartment building is for 25 family units and 4 age restricted units. 34 of the 105 townhouses are proposed as "walk-out" units where topography permits rear walk out basements – **height variances for the 34 walk-out units are requested** (38.04' proposed height vs. 36' permitted height).
2. A new 12" public water main will be extended in Route 202 to the site with an 8" main water line extension from 202 to the site for water service. Sewer service will be provided by an on-site sewer treatment plant with an 85' x 400' groundwater recharge field. All units will be served by underground natural gas, electric, telephone and cable service that will be extended from Route 202 throughout the development.
3. This application is submitted pursuant to Far Hills' Third Round Affordable Housing compliance and the Borough's court-approved settlement agreement with the property owner. The Borough adopted Ordinance No. 2019-08, on December 12, 2019 that established the TH-6-IAR Zone pursuant to the court-approved settlement agreement. Proposed development in the TH-6-IAR Zone will address a substantial portion of the Borough's affordable housing obligations to comply with municipal

affordable housing obligations and the development is responsive Housing Plan Element and Fair Share Plan of the Borough's Master Plan.

4. Block 5, Lot 4 is at 220 Route 202 and located opposite Lake Road. The north tract boundary is Route 202, the south tract boundary is the NJ Transit rail line and the Mine Brook, the east tract boundary is the Castle Court neighborhood and the west tract boundary adjoins a single-family dwelling (196 Route 202) and the Fox Hunt Court neighborhood. The tract is irregularly shaped, and is identified with 42.316-acres to the centerline of Route 202. Lot 4 is 42.529-acres after a right-of-way dedication 33' wide x 405' long across the **frontage** of the tract to the Route 202 center line.
5. The application identifies four existing dwellings units, an existing barn and several sheds that will be removed. The tract is primarily wooded with cleared areas located adjacent to existing dwellings and in fields on the west, north and northeast sides of the tract. An existing **hedgerow** along Route 202 screens the tract from public view..
6. Wetlands extend east to west across the south tract boundary and are situated within a 100' wide NJ Power & Light right-of-way that is located on tract. A narrow spline of wetlands and state open waters (tributary to the Mine Brook) reaches approximately 800' north into the site through a 40' deep ravine extending from the south tract boundary to approximately the mid-point of the tract between the south tract boundary and Route 202 to the north. There are approximately 1.5-acres of steep slopes identified at the head of the ravine at **approximately** the midpoint of the tract between the south tract boundary and Route 202.. Three wetland areas extend into Lot 4 near the northeast corner of the tract.
  - a. A 50' riparian buffer is identified on plans adjacent to the State Open Waters (Mine Brook Tributary).
  - b. Plans identified a 50' wetlands transition area adjacent to wetlands.
  - c. Plans identify the Borough's 100' Stream Corridor buffer (Section 803.B.) **extending** from the complex of wetlands and steep slopes adjacent to the Mine Brook Tributary. **A variance is requested from the 100' stream corridor requirement.**
7. The proposed development layout slightly differs from the settlement agreement concept plan, which is Exhibit A. in the agreement. The proposed road network, building locations and orientations vary from the concept plan; **however**, the layout appears to be substantially similar to the concept plan. Sec. 703.2.B.3. provides that "the overall layout and configuration is subject to Planning Board **approval** and therefore may not strictly conform to Exhibit A.
  - a. The environmental features identified on the site and subdivision plans and summarized above are labeled "**approximate** environmentally constrained areas" on the concept plan. The delineation of these features appears to account for the design **differences** between the concept plan and plans submitted for **approval**.
  - b. A proposed 85' wide x 400' long subsurface groundwater recharge field is located substantially within the Borough's 200' Scenic Corridor ordinance requirement applicable to the Route 202 frontage (Section 802.F.), which was apparently not indicated on the settlement agreement concept plan. A variance is **required** to locate the subsurface **recharge** field within the Borough's 200' scenic corridor setback requirement.

8. Settlement Agreement. Article I of the December 2019 Settlement Agreement (SA) identifies a series of terms, conditions and obligations for the parties and are summarized below.

SA Paragraph # Summary of Settlement Agreement Requirement & Comment on plans

1.1.1 Density

Requirement: 134 total units, 29 affordable units  
105-age restricted for-sale market-rate townhouses  
25 family affordable rental units  
4 age-restricted affordable rental units

Comment: Application proposes 134 units pursuant to the settlement agreement:  
105 market-rate townhouse units, and  
29 affordable rental units in one building including 25 family and 4 age-restricted affordable units. (conforms to Settlement Agreement and Sec. 703.2.B., Principal permitted uses for the TH-6-IAR Zone)

1.1.2 Height:

Requirement: Townhouses:  
4-5 unit buildings, 2-1/2 story – 36'  
Affordable apartment building:  
3 stories with appearance of 2-1/1 stories – 42'

Comment: 71 proposed slab on grade townhouse units comply with proposed height of 32.6' vs. 36' permitted.  
34 proposed "walkout" townhouse units do not comply with 36' height limitation. Walk-out units have an exposed rear basement wall. The max. height proposed is 38.07' vs. 36' permitted. Variance required as per N.J.S.A. 40:55D-70.c.(1) or (2).  
Affordable apt. building height – complies. A 41' height on the walkout side (south) of building is proposed and a height of 31'-6" is proposed on north side of building vs. 42' permitted.

1.1.3 Setbacks:

Requirement: Front yard: 300'  
Side yard: 100'  
Side yard tree buffer: 50'  
Rear yard setback: 50'

Comment: Proposed development appears to comply with these setback requirements.  
A 200' deep Scenic Corridor Easement and 100' Common Area / Open Lands Easement is identified across the frontage for a total of 300' setback from Route 202 as required. Separately; however, a Scenic Corridor setback variance required for setback less than 200' for ground water recharge field within the 200' Scenic Corridor adjacent to Route 202.  
A 50' perimeter buffer is depicted along the east and west side tract lines for buffering adjacent residential properties. This should be depicted as an easement limited to buffer trees/plantings and the meandering pathway that is proposed for the community.



1.1.4 Age-restriction:

Requirement: 105 required/permitted

Comment: 105 age-restriction subject to Board and Borough Atty. review and approval.

1.1.5 Amenities:

Requirement: Walking path (private) to be provided.

Comment: A meandering walking path is proposed that extends around the perimeter of the tract. It is accessible from all stub-street sidewalks within the subdivision and the affordable apartment building parking lot. It meanders around the subsurface groundwater recharge field within the front yard and along and occasionally within the 50' perimeter buffer proposed on the east and west sides of the tract.

All residents of the community including those in the apartments on Lot 4.02 should be guaranteed access to the walking path.

If required by the Board, walking path signs could be provided marking the path "private"; however, all access to the path is limited to access points from the interior of the community, which may suggest that such signs are not needed.

Additional on-site recreation amenities are not required in lieu of municipal contribution from the developer to the Borough for off-site improvements.

As indicated in the Board Engineer's letter, the surface of the walking path should be identified on plans.

A variety of accessory use are permitted, including tennis courts, any form of outdoor recreation court or play field, tot lots and playground (Sec. 703.2C.4. i. & ii). Something for the affordable apartments should be provided.

1.1.6 Parking:

Requirement: As per Residential Site Improvement Standards (RSIS)

Comment: Plans identify 308 parking space required vs. 481 spaces proposed, as follows:

Townhouse: 252 required vs. 423 spaces proposed

210 in 2-car garage (105 units with garage x 2 spaces/garage)

158 driveway spaces

55 surface spaces

Apartment building: 58 spaces required vs. 58 provided in a parking lot adjacent to the apartment building.

RSIS Guest parking: 67 required vs. 113 provided.

1.1.7 Scenic Corridor / Open Land / Development Restrictions

Requirement: 200' Scenic Corridor

100' Common Area/Open Land

Comment: Both the 200' Scenic Corridor and 100' Open Lands Restrictions are depicted on plans within which no above grade improvements are proposed. However, a proposed subsurface groundwater recharge field is proposed within 200' Scenic Corridor – Variance required (Sec. 802.F).

1.1.8 Sanitary Sewer

Requirement: On-site permitted and preferred.

Applicant has submitted evidence of application for site specific NJDEP wastewater management plan amendment by developer with on site flow-chart design.

*Comment:* In lieu of sewer line extension to site from the public sewer system, Applicant proposes an on-site wastewater treatment plant and disposal bed.

#### 1.1.9 Final Plans / Architectural Design

**Requirement:** Shall construct project in substantial compliance with concept plans – Attachment A of Settlement Agreement. To be refined in consultation with Borough (Planning Board)

*Comment:* Architectural plans submitted a base and several alternative exterior designs to be reviewed and discussed by the Board.

Alternative designs should be explained in testimony to the Board. Exterior designs selected by the Board should be made a condition of approval. (see additional comments below)

#### 1.1.10 Phasing of Development

**Requirement:** Affordable units to be provided in accordance with COAH schedule at N.J.A.C. 5:93-5.6(d) based on the percentage and number of market-rate units completed.

*Comment:* The number of affordable units to be provided are to be delivered under the rule in accordance with the number and percentage of market-rate units provided. Applicant should provide testimony explaining proposed affordable apartment delivery schedule relative to construction of the market-rate units. (see additional comments below)

9. The subdivision plan proposes to subdivide Lot 4, as follows:

- |   |  |
|---|--|
| a. Common area lot:                           | Lot 4.01 – 32.071-acres                    |
| b. Apartment building lot (affordable units): | Lot 4.02 – 2.909 acres (flag lot)          |
| c. Townhouses:                                | Lots 4.03 – 4.107 – (105 lots) 6.549-acres |

10. Variances:

- Height. 36' and 2.5 stories is permitted for townhouses and 38.07' is proposed (§ 703.2F.1) for 31 "walk-out" units (exposed basement in rear).
- Steep slope disturbance: 10% disturbance is permitted in slope category 15-25% vs. 43% disturbance is proposed (§ 803.A)
- Steep slope disturbance. 0% is permitted in slope category greater than 25% vs. 68% disturbance is proposed on slopes 25-35%, and 77% on slopes greater than 35% is proposed. (§ 803.A)
- Stream Corridor development. Variance to permit development within 100' stream corridor buffer where development within the corridor is not permitted. (§ 803.B)
- Scenic Corridor development. Variance to permit subsurface groundwater recharge field within 200' Scenic Corridor (§ Section 802.F.).

11. All variances may be granted by the Board in accordance with N.J.S.A. 40:55D-70.c.(1) and/or (2).

Testimony for each variance should be provided addressing the positive and negative criteria for each.

12. The Applicant should provide testimony regarding the overall site plan including an overview and explanation of (1) proposed site plan improvements, (2) parking and circulation, (3) proposed building improvements, including exterior materials, finishes and colors and (4) proposed vegetation and landscaping improvements.
13. The site plan appears to conform to the Area, Yard and Setback requirements for the TH-6-IAR Zone (Sec. 703.2.G.) (see Zoning Tabulation, Sheet 1 of Site Plan).
- Maximum permitted building coverage is 30%. Proposed building coverage is 12.5%
  - Maximum impervious coverage is 60%. Total proposed impervious coverage is 27.8%.
14. Roadway access. The development will be accessed from Route 202 via a proposed 450' long divided boulevard (Dillon Blvd.) with a 14' wide median that separates two 18' wide one-way travel lanes on the northeast side of the tract. The boulevard access road intersection with Route 202 is approximately 240' east of Lake Road and approximately 675' west of Castle Court. Boulevard setback from the east tract boundary varies between approximately 120'-150'.
- The 14' wide boulevard median begins approximately 30' from the existing edge of pavement on Route 202 and extends approximately 375' along the boulevard. It is curbed with Belgian block and is to be planted with grasses and flowering perennials.
  - The first proposed light pole on the boulevard is set back 60' from the existing edge of pavement on Route 202. It is a 14' high decorative light fixture that is typical of the fixtures proposed throughout the development. The light is on the north side of the boulevard.
  - Existing public utility pole #BT402FH is located approximately at the exit lane to the boulevard.
    - The applicant should provide testimony as to whether a street light may be added to the utility pole to illuminate the boulevard intersection at Route 202.*
  - The boulevard transects two of the three isolated wetlands situated in the northeast corner of the tract.
  - There is no sidewalk access along the boulevard from Route 202.
15. Roads, curbs, sidewalks. The divided travel lane boulevard access road configuration terminates in a round-about on tract that is approximately 450' from Route 202. Two 24' wide two-way streets extend from the round-about, one south (Dillon Ave.), the other west (Ayers St.) for access into the rest of the local road network throughout the neighborhood.
- Roads have Belgian block curb.
  - From the round-about, all interior roads have sidewalks on one side of the road for pedestrian access throughout the tract.
  - Sidewalks are 4' wide with a 4' planting strip between the curb and sidewalk.
16. Townhouses. There are 23 proposed townhouse buildings with 4 and 5 dwelling units per building. The townhouses are located throughout the central, west and southwest areas of the site. All townhomes are set back at least 100' from a tract boundary. The proposed sewer treatment plant is located adjacent to the head of the ravine in the central portion of the site adjacent to proposed townhomes on the southwest side of the site.
- Each townhouse has a two-car garage and an 18' wide driveway, which is wide enough for two cars. Each driveway appears to be at least 23' in length between the townhouse and

- sidewalk vs. 24' required. Driveway lengths appear to conform to the minimum 20' length requirement for driveway parking (Sec. 703.2.H.1.vi.).
- b. The parking calculation on Sheet 1 indicates that there are 158 parking spaces in driveways. This should be explained to the Board and why two parking spaces per driveway aren't counted in the calculation.
  - c. Testimony should be **provided** identifying the model units and parking for the models.
    - i. Parking provided seems excessive in comparison to RSIS requirements, some of which appears to be parking for use by the sales models.
    - ii. Once parking for sales models is no longer needed, removal and reclamation of surface parking areas should be required by the Board.
  - d. Development phasing should be discussed in testimony to the Board.
    - i. Proposed phasing should be added to plans.
  - e. A proposed 12' wide x 45' long paved driveway provides access adjacent to the proposed sewer treatment plant.
    - i. Testimony should be provide explaining the type and frequency of service vehicle use of this driveway in conjunction with the schedule of maintenance identified in the wastewater management plan **amendment** application provided to the Board.
    - ii. The types of service vehicles providing service to the sewer plant and components of the wastewater treatment system should be identified and described to the Board.
17. **Affordable apartment building.** The affordable apartment building is located on the east side of the tract and is setback from the east property boundary a distance of 102.7'. It is set back from Route 202 approximately 915'. It is located on a 2.9-acre flag lot with a 50' wide access strip that extends from Route 202 **frontage** to the flag portion of the lot, which is approximately 306' x 280' (1.96-ac.).
- a. The access strip will not be used for access. It establishes frontage on a public road as required by law.
  - b. The apartment building is accessed from proposed Dillon Ave., which is the 24' wide road that extends south from the round-about at the end of the boulevard entrance.
  - c. Note 26 on Sheet 1 read: Multifamily building shall be equipped with a sprinkler system in accordance with all applicable building codes and central station alarm system for all the individual units in common area.
  - d. Parking is provided on the north, east and south sides of the building and conforms to the 15' setback between parking and the building (Sec. 703.2.H.1.vii.).
  - e. Proposed landscaping between surface parking spaces located opposite Lots 4.71-4.74 consist of trees, but no shrub screening, which should be provided.
    - i. All surface parking lots (i.e. visitor spaces) distributed throughout the development should include shrubs to blunt headlight glare to adjacent residential dwelling units.
  - f. On the south side of the affordable apartment building, the proposed 20 space paved parking lot is to be constructed over a subsurface stormwater detention basin that is built into grade with a **retaining** wall on the south side of the basin. The **retaining** wall attains a height of 17' and a 4' high fence is proposed along the retaining wall.
    - i. Given the proposed height of this retaining wall, a 6' fence is recommended for safety along the top of the **retaining** wall.



- g. The proposed dumpster for trash and recycling is situated at the west end of the south parking lot. It appears that this location will require the truck to back up approximately 120-140' each time dumpsters are emptied.
  - i. Testimony should be provided explaining how residents will dispose of trash and recycling (i.e. are common collection facilities proposed inside the building?).
  - ii. An access door is shown on the south side of the building; however, no sidewalk extends from this door to the parking lot and it is not clear whether residents will be able to use this door to carry trash and recycling to the dumpster, or if residents will have to carry trash out the front door on the east or north sides of the building.
    - 1. Testimony should be provided explaining whether this door may be used for residents removing trash from the building.
      - a. If so, and the dumpster remains in the location proposed, the sidewalk should be extended around the northeast corner of the south parking lot for a continuous sidewalk to the dumpsters. If not, an alternative location for the dumpster may be appropriate.
    - 2. Placement of the dumpster in the southeast corner of the driveway accessing the south parking lot, adjacent to the proposed walking path, would place it within the required 100' side yard setback, but outside of the 50' perimeter buffer; however, it may be possible that minimal backing would be required by the trash and recycling trucks thereby reducing noise in the area.
      - a. A reduction in back-up warning noise should be considered as a possible benefit to relocation of the dumpster.
      - b. We recommend that the Board investigate this alternate location with testimony from the applicant or a truck turning template shown on plans to determine whether the alternate location is feasible and would yield greater benefits (i.e. reduction in truck backing noise) than the location shown on the plans.
      - c. A variance would be required for an accessory structure within the 100' setback if the dumpster is relocated to the southeast corner of the driveway on the south side of the building.
- h. Cross access and maintenance agreements between Lots 4.01 and 4.02 are needed for vehicular and pedestrian access, for shared stormwater management and wastewater treatment facilities.
  - i. The agreements needed should be described to the Board, submitted for approval by the Planning Board and Borough Attorney and recorded with the County Clerk.
- i. The settlement agreement concept plan included area of the site potentially developable for informal open play areas that could be shared common facilities to the affordable apartments and townhouses.
  - i. The Board and applicant should discuss how and where an open play area can be provided on site (1) for apartment building residents, and (2) for younger visitors to the age-restricted townhouses who will invariably arrive for family visits.

18. **Affordable housing requirement.** The application includes the affordable housing agreement prepared by CGP&H who will administer the affordable housing program in compliance with UHAC and the terms of the settlement agreement. The applicant should provide testimony that the

proposed affordable housing component meets the requirements of the settlement agreement and UHAC including providing 15 low-income units, 14 moderate income units, 4 very-low-income units. The bedroom mix shall be provided in accordance with income level with a total of 6 one-bedroom units, 16 two-bedroom units and 6 three-bedroom units.

- a. Individual units should be identified as very low-, low- and moderate-income units on plans.
- b. The applicant is required to conform to affirmative marketing, income qualification, and annual recertification of occupants as to income eligibility.

19. In the previous plan it was conceivable that a more centralized open space area could provide outdoor recreational space for the residents of the development, however, with the new layout and location of the wetland areas, the open space has been subsumed in a large part to common lawn and meadow areas and proposed stormwater management facilities. Walking paths are provided around the perimeter of the development, as required. Since there are not common recreation facilities for residents, will the applicant be able to provide outdoor recreational areas for residents?

- a. The applicant and the Board should discuss providing some level of facilities for the residents on site in addition to the walking path.

20. The off-street parking is provided through driveways and garages for the townhouses and a common lot for the apartment building. The ordinance requires adherence to RSIS standards for parking, which according to the parking summary on the site plan, identifies 308 required spaces with the applicant providing 481. The applicant should provide testimony regarding the parking and how the proposed parking will accommodate residents and visitor parking.

21. Utility Plan – Sheets 17-22.

- a. A 12" water main is identified along Route 202 with an 8" water main extended onto the site to serve the development.
  - i. Testimony should be provided explaining the water main extension from the source to the site and the status of the proposed extension.
  - ii. Testimony should be provided explaining whether there are engineering reasons for the water main extension from the source to be a 12" water main vs. an 8" water main.
- b. Testimony should be provide explaining whether an accessory structure for the water connection to the site is needed. If so, the exterior design of the structure should be submitted to the Board for review and comment.
  - i. when the , including whether the to be extended main along Route to match the capacity of the service line extending into the site – i.e. limit other potential water service hook-ups.

22. Landscaping Plan – Sheets 23 - 28

- a. Proposed landscaping for the site and the Proposed Land Cover Map (Figure No. 5) in the Stormwater Management Report are substantially consistent.
  - i. Applicant should provide testimony explaining how the proposed Landscaping Plan plantings and ground cover are related to compliance with stormwater management.



- ii. It may be helpful to present Figure No. 5 (Proposed Land Cover Map) to provide a "big picture" view of proposed land cover management of the site in the post development condition.
- b. The Landscaping Plan identifies proposed tree removal and landscaping throughout the site including proposed perimeter buffer plantings, shade and ornamental streetscape trees, bioretention basin plantings (plant list on Sheet 41), reforestation, and areas proposed for management as meadow and lawn area plantings.
- c. Proposed perimeter buffer plantings are primarily evergreen supplemental tree planting along the north and west property lines to provide screening of the site from Route 202 and the residential neighborhood to the west (homes on Lot 5 and Fox Hunt Court).
- d. Shade and ornamental roadside streetscape trees are identified throughout development roads at approximately 30' – 50' intervals.
- e. Bioretention plantings are a component of stormwater management for the site.
  - i. Maintenance of the bioretention plant species proposed should be described to the Board.
- f. Reforestation is proposed within the 300' setback of the front yard (approximately 1.25-acres), and on the east property line extending approximately 800' from Route 202 within the 50' wide Lot 4.02 flag stem). These are identified as "Woods (Good Condition)" on Figure No. 5 of the Stormwater Management Report for the site.
- g. Meadow and lawn areas are distributed throughout the townhouse development.
  - i. The limits of "lawn area" are confined to immediate adjacency to proposed townhouses and the apartment building.
  - ii. Meadow areas are identified adjacent to lawn areas and depicted over the surface and subsurface stormwater management facilities.
    - 1. Maintenance of meadow areas will require careful maintenance to be executed over the long term in the post development condition. This should be explained to the Board.
- h. Landscaping plan notes (Sheet 28):
  - i. Note 4. If during construction, it is determined by the applicant and Borough Engineer/ Planner that a tree can be preserved, said tree shall be protected in accordance with the Borough standards. Appropriate credit shall be given toward the tree replacement requirements if preserved.
  - ii. Note 5. If during construction, it is determined by the applicant and Borough Engineer/ Planner that a tree can be preserved, said tree shall be protected in accordance with the Borough standards. Appropriate credit shall be given toward the tree replacement requirements if preserved.
- i. Landscape buffering note on Sheet 1:
  - i. Note 21. The installed Landscaping shall be subject to inspection by the Borough's Planner. The applicant shall provide additional plantings or make other reasonable changes to the Landscaping as deemed necessary and appropriate by the Borough planner to improve screening of this site from adjoining residences.
    - 1. Applicant should provide testimony explaining whether this provision is intended to ensure that supplemental buffer planting for adjoining residential properties will be provided if the perimeter buffering on the plans requires supplementation to effectively screen development from off site.

2. We recommend that the provisions of Note 21 extend to the Route 202 frontage buffering where visibility of the development within the Scenic Corridor has previously been raised as a concern.
  - j. It appears that the number of plant symbols does not match the quantities called out on the plan (Sheet 26 between proposed Lots 4.83-4.86 and 4.52 & 4.61). Where such discrepancies may occur, the number of plants provided should coincide with the number of plant symbols represented on the plans.
  - k. Testimony should be provided explaining whether the species selections identified on the Landscaping Plan are appropriate to the Planting Zone for Far Hills (6b).
  - l. Hedgerows – The applicant should provide testimony identifying the existing vegetation and hedgerows and where proposed alteration of the existing hedgerows is proposed, include the removal of trees to establish required sight lines for the boulevard access road to the site and the remainder of the hedgerow along Route 202. These features are to be maintained to the greatest extent practicable in accordance with section 703.2.12.iii.
    - i. To the extent that the applicant wishes to remove invasive exotic trees, shrubs and vines, an explanation should be provided to the Board with a request to do so. If the Board is so inclined to allow alterations of the hedgerows not required for traffic safety, specific notes should be added to the landscaping plan identifying measures to be taken and tools and implements to be used.
23. Building Architecture Plans. Section 703.2. M. identifies architectural design standards.
- a. Subsection 2.i. provides that “The ordinance requires that the townhouses shall be designed utilizing exterior features such as traditional stone, or brick water tables, clapboard siding and other residential design elements commonly found in the village. Roof pitch, door and window style and placement, exterior trim and ornamentation, etc., should emulate and expand upon the traditional early 1900’s architecture of Far Hills Village.”
  - b. Subsection 2.ii. provides that “Townhouse and affordable rental apartment building exterior architectural design and materials should be coordinated, substantially consistent and harmonized among the buildings.”
  - c. The settlement agreement calls for consistency and refinement with the architectural designs included in the agreement.
  - d. Architectural plans submitted entitled “Residences at Overleigh”, prepared by Minno and Wasko, 04/09/2021, provide the following:
    - i. Exterior townhouse design examples for the front facade, and side and rear townhouse building elevations (Sheets 1 – 4),
    - ii. Townhouse floor plans (Sheets 5 & 6),
    - iii. Townhouse building section diagrams identifying typical building height (Sheet 7),
    - iv. Apartment building (multi-plex building) floor plans, façade elevations (Sheets 8, 9 and 10), and
    - v. Sewer treatment façade elevations (Sheet 11).
  - e. Townhouse front façade: The applicant should present the plans and testimony with an explanation of the townhouse building front elevations for Board review. The differences between the two designs should be detailed and explained.
    - i. Proposed exterior building materials should be detailed (roof, siding, trim, windows, water table), including proposed color pallet for the buildings.



- ii. The Board should consider whether the proposed exterior designs and materials to be used achieve the desired design aesthetic required by ordinance.
  - f. Townhouse side and rear High Visibility exterior wall finishes: The side and rear townhouse building elevations include “high visibility” exterior treatments that are identified for certain building side and rear exposures. They are depicted on a map of the subdivision to identify the high visibility locations where additional exterior detail is proposed.
    - i. We recommend adding Lots 4.47, 4.56 and 4.57 to Sheet 3 as high visibility side elevations.
    - ii. We recommend adding the rear exterior high visibility design treatment to all townhouse buildings that are oriented rear wall to rear wall.
  - g. Sewer Treatment Building – we recommend adding additional exterior window / louvre treatments to building elevations “C” and “D”.
- 24. Note 17 on Sheet 1 reads: The applicant proposes the hours of refuse collection shall be limited to occur between 7 a.m. and 7 p.m., and loading activities shall be limited to occur between 7 a.m. and 10 pm. Refuse collection and loading shall be limited to Monday through Friday only.
  - a. Testimony should be provided explaining why shorter evening hours are not proposed for refuse collection.
  - b. An explanation should be provided why loading activities are needed until 10 p.m. Monday through Friday.
- 25. Note 27 on Sheet 1 provides that “The permitted hours for construction activities shall be 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8 a.m. to 5 p.m. on Saturday, construction activities are not permitted on Sundays and holidays.
- 26. The applicant should identify all outside agency approvals required and the status of each.
- 27. We expect that we will supplement the comments in this memorandum during the course of the public hearing on this matter.

We trust that the Board will find this information useful in its consideration of this matter.

- c. Shana Goodchild  
Steven Bolio, PE  
Paul W. Ferriero, PE, PP, CME  
Peter Henry, Esq.  
Day Pitney, LLP – Craig M. Gianetti, Esq  
Gladstone Design, Inc – Ron Kennedy, PE  
Matthew D. Draheim, LA  
Minno Wasko - Bruce Engleaugh, RA  
Anthony Melillo

**EXHIBIT J**



**DiFrancesco Bateman**  
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard  
Warren, New Jersey 07059

Telephone: (908) 757-7800  
Fax: (908) 757-8039  
[www.newjerseylaw.net](http://www.newjerseylaw.net)

Albert E. Cruz  
Partner  
Extension 136  
[acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)

February 27, 2024

Via Email & Regular Mail

Craig M. Gianetti, Esq.  
Day Pitney, LLP  
One Jefferson Road  
Parsippany, New Jersey 07054

James P. Mullen, Esq.  
Director of Land Entitlements  
Northeast Corridor Division  
c/o Pulte Group  
750 US Highway Route 202, Suite 500  
Bridgewater, New Jersey 08807

Re: Notice of Violation  
Kimbolton Development  
Block 5, Lot 4, 220 Route 22  
File No. FH2003

Dear Gentlemen:

After consulting with the Borough of Far Hills Zoning Officer, I am writing to clarify Section D of the Notice of Violation issued by the Zoning Office on January 18, 2024.

Section D of the NOV does not apply to Zoning Permits for the affordable housing building to be constructed by Pulte Homes of NJ, Limited Partnership, as part of the Kimbolton Development.

The Zoning Officer will review a Zoning Permit Application for this building in an expedited manner.

Page 2

All other terms and conditions of the NOV remain in effect.

Very truly yours,  
DiFrancesco, Bateman, Kunzman,  
Davis, Lehrer & Flaum, P.C.

*Albert E. Cruz*

Albert E. Cruz

AEC/jg

cc: Kimberly Coward, Zoning Officer  
Dorothy Hicks, Clerk  
Paul Ferriero, Engineer  
David Banisch, Planner  
Stephen Mahoney, Construction Official  
(All by email)



**EXHIBIT K**



**DiFrancesco Bateman**  
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard  
Warren, New Jersey 07059

Telephone: (908) 757-7800  
Fax: (908) 757-8039  
www.newjerseylaw.net

Albert E. Cruz  
Partner  
Extension 136  
acruz@newjerseylaw.net

March 4, 2024

Via Email & Regular Mail

Craig M. Gianetti, Esq.  
Day Pitney, LLP  
One Jefferson Road  
Parsippany, New Jersey 07054

James P. Mullen, Esq.  
Director of Land Entitlements  
Northeast Corridor Division  
c/o Pulte Group  
750 US Highway Route 202, Suite 500  
Bridgewater, New Jersey 08807

Re: Notice of Default  
Kimbolton Development  
Block 5, Lot 4, 220 Route 22  
File No. PH2003

Dear Gentlemen:

Attached is a Notice of Default pursuant to Paragraph 34 of that Developer's Agreement between the Borough of Far Hills and Pulte Homes of NJ, Limited Partnership, for the Kimbolton Development.

Very truly yours,  
DiFrancesco, Bateman, Kunzman,  
Davis, Lehrer & Flaum, P.C.

*Albert E. Cruz*

Albert E. Cruz

AEC/jg

cc: Kimberly Coward, Zoning Officer  
Dorothy Hicks, Clerk  
Paul Ferriero, Engineer  
David Banisch, Planner  
Stephen Mahoney, Construction Official  
(All by email)

NOTICE OF DEFAULT

The Borough of Far Hills Zoning Officer issued Pulte Homes of NJ, Limited Partnership, a Notice of Violation on January 18, 2024, arising from construction of the Kimbolton Development within the Borough. The cure period provided for by the Notice of Violation expired.

This Notice of Default is issued pursuant to Paragraph 34 of that Developer's Agreement between the Borough and Pulte.

The Developer's Agreement required that Pulte construct the Kimbolton in accordance with the Application Documents identified in the last WHEREAS clause on page 1 and at the top of page 2. Additionally, Paragraph 2 titled "Application of Agreement"; Paragraph 3 titled "Developer Bound by Approval"; Paragraph 22 titled "Compliance with Resolution Conditions and Applicable Laws"; and Paragraph 37 titled "Reliance of Borough" all require that Kimbolton be constructed in accordance with Application Documents.

For the reasons described in the Notice of Violation, Kimbolton is not being constructed in accordance with the Application Documents and Pulte is in default of the Developer's Agreement.

Accordingly, the Borough declares a default and will seek indemnification for all costs and expenses, including professional fees, from Pulte in enforcing the Developer's Agreement.

Dated: March 4, 2024

Albert E. Cruz  
Albert E. Cruz, Borough  
of Far Hills Attorney

**EXHIBIT L**





**BOROUGH OF FAR HILLS**  
6 Prospect Street, Far Hills, NJ 07931  
t. 908.234.0611 f. 908.234.0918

[WWW.FARHILLSNJ.ORG](http://WWW.FARHILLSNJ.ORG)

August 29, 2023

Pulte Group  
750 US Highway Route 202, Suite #500  
Bridgewater Township, NJ 08807

SUBJECT: Block 5, Lot 4  
220 Route 202

Dear Mr. Laurice:

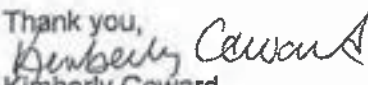
It has come to our attention that you are in violation of your approvals.

You received approvals to develop at the above mentioned location. The site plan approval conditions included construction hours. We have had multiple complaints that the hours of construction have been violated.

This letter is a written reminder of the permissible hours of construction pursuant to the Developer's Agreement (which is 7:00 am - 5:30 pm Monday-Saturday, except holidays, with any changes needing to be approved by the Borough Engineer and Borough Attorney).

This notice of violation is to make you aware of this situation. I will expect that you will comply with your site plan conditions. Otherwise, I will have no alternative but to issue you summonses every day that you are in violation.

If you have any questions, I may be reached Tuesdays between 4:30-6:30pm or via email at [kcoward@farhillsnj.org](mailto:kcoward@farhillsnj.org).

Thank you,  
  
Kimberly Coward  
Zoning Officer

Attachment- Developer's Agreement

Cc: Dorothy Hicks, Borough Clerk- Borough of Far Hills(via E-Mail)  
James Mullen, Esq.(email) [jim.mullen@pultegroup.com](mailto:jim.mullen@pultegroup.com)  
Joseph Sordillo, Esq.(email)

**EXHIBIT M**



Albert Cruz &lt;acruz@newjerseylaw.net&gt;

## Kimbolton (Far Hills) DOT Road Opening Permit - Work Hours

Albert Cruz &lt;acruz@newjerseylaw.net&gt;

Wed, Jan 3, 2024 at 2:10 PM

To: Jim Mullen &lt;Jim.Mullen@pultegroup.com&gt;

Cc: Tom Ruggeri &lt;Tom.Ruggeri@pultegroup.com&gt;, Joel Lipman &lt;Joel.Lipman@pultegroup.com&gt;, James Laurice &lt;James.Laurice@pultegroup.com&gt;, "Paul Ferriero (paul.ferriero@ferrieroengineering.com)" &lt;paul.ferriero@ferrieroengineering.com&gt;

Bcc: Kevin Welsh &lt;KWELSH@farhillsnj.org&gt;, Peter Cocozziello &lt;PCOCOZIELLO@farhillsnj.org&gt;, Dorothy Hicks &lt;dhicks@farhillsnj.org&gt;, Albert Cruz &lt;acruz@newjerseylaw.net&gt;

Dear Mr. Mullen:

Thank you for providing a copy of the Route 202 Utility Opening Permit for the construction of a waterline to serve the Kimbolton Development.

These are my comments:

1. Yes, I acknowledge that the Permit authorizes construction of the waterline in Route 202 during Monday to Friday 8:00PM to 5:00AM.

2. However, the hours of construction set forth on the Permit do not coincide with the hours of work allowed by the Developer's Agreement between the Borough of Far Hills and Pulte Homes of New Jersey, LLC, at the Kimbolton Development. The hours of work permitted at Kimbolton by the Developer's Agreement are Monday to Saturday 7:00AM and 5:30PM, except holidays, including staging for the Route 202 waterline construction.

3. Accordingly, staging at Kimbolton for the waterline construction must occur within the hours identified in the Developer's Agreement unless relief is obtained from the Borough Council to change the hours of work.

4. I understand that the waterline construction is scheduled to start on January 8, 2024. Construction may commence on January 8, 2024 during the hours provided in the Permit if the staging on Kimbolton only occurs during the hours in the Development Agreement. I leave to Pulte to determine the means, methods and sequence of how the staging occurs except that work (staging) at Kimbolton cannot occur outside of the hours authorized by the Developer's Agreement without Council approval.

5. As you know, I was not present at the pre-construction meeting on December 19, 2023 and cannot comment on it. However, based

upon our discussion this morning, it does not appear that the hours of work specified in the Developer's Agreement were discussed at the pre-construction meeting.

6. The next Council meeting is on January 22, 2024. Any written request to be placed on that Agenda must be received by the Borough Clerk before 12 noon on Thursday, January 18, 2024.

Once again, thank you.

Albert E. Cruz, Esq.  
DiFrancesco, Bateman, Kunzman,  
Davis, Lehrer & Flaum, P.C.  
15 Mountain Boulevard  
Warren, New Jersey 07059  
908-757-7800 Ext. 136  
908-757-8039 (fax)  
[acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)

[Quoted text hidden]

 **TAB 14.5 - NJDOT Road Opening Permit for Water Lines 2-1-23.pdf**  
944K





Albert Cruz <acruz@newjerseylaw.net>

## Kimbolton (Far Hills) DOT Road Opening Permit - Work Hours

Jim Mullen <Jim.Mullen@pultegroup.com>

Wed, Jan 3, 2024 at 3:02 PM

To: Albert Cruz <acruz@newjerseylaw.net>

Cc: Tom Ruggeri <Tom.Ruggeri@pultegroup.com>, Joel Lipman <Joel.Lipman@pultegroup.com>, James Laurice <James.Laurice@pultegroup.com>, "Paul Ferriero (paul.ferriero@ferrieroengineering.com)" <paul.ferriero@ferrieroengineering.com>

Albert,

I am confirming receipt of your email and Pulte will act accordingly.

Thank you,

Jim



James P. Mullen, Esq.

Director of Land Entitlements

Northeast Corridor Division

750 U S HWY NO 202

SUITE 500

BRIDGEWATER TWP, NJ 08807

(908) 848-2032 OFFICE

(908) 647-3167 FAX

(908) 896-3769 CELL

jim.mullen@pultegroup.com

The information contained in this email is confidential and may also be subject to the attorney client privilege or may constitute privileged work product. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the agent or employee responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error, please immediately notify us by telephone, and return the original message to us at the address above via the U.S. Postal Service. Thank you.

**From:** Albert Cruz <[acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)>  
**Sent:** Wednesday, January 3, 2024 2:10 PM  
**To:** Jim Mullen <[Jim.Mullen@pultegroup.com](mailto:Jim.Mullen@pultegroup.com)>  
**Cc:** Tom Ruggeri <[Tom.Ruggeri@pultegroup.com](mailto:Tom.Ruggeri@pultegroup.com)>; Joel Lipman <[Joel.Lipman@pultegroup.com](mailto:Joel.Lipman@pultegroup.com)>; James Laurice <[James.Laurice@pultegroup.com](mailto:James.Laurice@pultegroup.com)>; Paul Ferriero ([paul.ferriero@ferrieroengineering.com](mailto:paul.ferriero@ferrieroengineering.com)) <[paul.ferriero@ferrieroengineering.com](mailto:paul.ferriero@ferrieroengineering.com)>  
**Subject:** Re: Kimbolton (Far Hills) DOT Road Opening Permit - Work Hours

*External Sender*

[Quoted text hidden]

[Quoted text hidden]

**EXHIBIT N**



**BOROUGH OF FAR HILLS**  
6 Prospect Street, Far Hills, NJ 07931  
t. 908.234.0611 f. 908.234.0918  
[WWW.FARHILLSNJ.ORG](http://WWW.FARHILLSNJ.ORG)

March 5, 2024

**Via Email & Regular Mail**

James P. Mullen, Esq.  
Director of Land Entitlements  
Northeast Corridor Division  
c/o Pulte Group  
750 US Highway Route 202, Suite #500  
Bridgewater Township, NJ 08807

SUBJECT: Block 5, Lot 4  
220 Route 202  
Construction Hours

Dear Mr. Mullen:

I am writing to remind Pulte Homes of NJ, Limited Partnership, that the construction hours at the Kimbolton construction site under the Developer's Agreement are **Monday to Saturday, 7:00AM to 5:30PM**.

On March 4, 2024, it was reported that Public Service Electric and Power Co. was operating heavy equipment at the Kimbolton construction site at 6:29PM, well past the end of the construction day.

Kindly ensure that all of Pulte's contractors are aware of and adhere to the hours of operation.

Thank you for your anticipated and continuing cooperation.

Thank you,

Kimberly Coward  
Zoning Officer

Cc: Dorothy Hicks, Borough Clerk- Borough of Far Hills (via E-Mail)  
James Mullen, Esq.(email) [jim.mullen@pultegroup.com](mailto:jim.mullen@pultegroup.com)  
Albert E. Cruz, Esq.(email) [acruz@newjerseylaw.net](mailto:acruz@newjerseylaw.net)