

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
May 4, 2020
VIA ZOOM VIRTUAL MEETING

CALL TO ORDER

Chairman Lewis called the virtual meeting to order at 7:02 p.m. and read the open public meetings statement in accordance with the law. Those present stood for the pledge of allegiance.

ROLL CALL:

Present: Chairman Robert Lewis, Vice Chairman Tom Rochat arrived at 7:10 p.m., Mayor Paul Vallone, Councilwoman Sheila Tweedie, Kevin Welsh, Richard Rinzler and Marilyn Layton

Also Present: Susan Rubright, Board Attorney, David Banisch, Planner, Steve Bolio, Engineer, Shana L. Goodchild, Secretary and Kimberly Coward, Zoning Officer

Absent: John Lawlor, Alt. #1 and Gerrie McManus, Alt. #2

There were no audience members present.

BILL LIST

- May 4, 2020

Ms. Goodchild noted that letters had been sent to the delinquent account holders seeking replenishment. There being no questions or comments, a motion was made by Councilwoman Tweedie, seconded by Mr. Welsh to approve the May 4, 2020 Bill List as presented. The motion carried by the following roll call vote:

Roll Call:

Aye: Ms. Layton, Councilwoman Tweedie, Mayor Vallone, Mr. Welsh, Mr. Rinzler, Chairman Lewis

Nay: None

Abstain: None

MINUTES

- March 2, 2020 Regular Meeting

Councilwoman Tweedie made a motion to approve the minutes of March 2, 2020 for content and release. Ms. Layton seconded the motion. All were in favor.

RESOLUTIONS

- **Resolution No. 2020-10** – Appl. No. 2019 – FHA - 02, Maier Engineering d/b/a Solar Me/Fuentes
Eligible to vote: Vice Chairman Rochat, Mr. Rinzler, Ms. Layton, Mr. Welsh and Chairman Lewis

Attorney Rubright thanked those who helped with the drafting of the resolution and noted that no comments or corrections were received by the applicant or professionals. She noted that the resolution contained a condition to record the resolution so that it shows up in a title search which puts a new owner on notice. After a brief discussion, it was suggested that language be added to the last condition noting that relief or deviation from any of the conditions would require the owner to return to the Board for approval.

Mayor Vallone thanked the Board for their efforts hearing and approving the application.

Vice Chairman Rochat joined the meeting at this time and Attorney Rubright reiterated the discussion for his benefit.

Chairman Lewis questioned the validity of the approval if the array were decommissioned. Attorney Rubright explained that the approval would not apply if the solar array were removed, however she noted that there were certain provisions unrelated to the solar approval that should remain with the property.

On a motion by Vice Chairman Rochat, seconded by Mr. Rinzler the resolution was adopted with the modification as noted above. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Kevin Welsh, Richard Rinzler, Marilyn Layton and Chairman Robert Lewis

Those Opposed: None

- **Resolution No. 2020-11**– Appl. No. PB2020-02, 20 Lake Road, LLC
Eligible to vote: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rochat, Mr. Rinzler, Ms. Layton, Mr. Welsh and Chairman Lewis

Attorney Rubright noted that Paul Fox provided some minor corrections to the dimensions which were confirmed by Mr. Bolio.

Chairman Lewis noted that the right of way dedication would reduce the lot to below the minimum lot size and require the applicant to return to the Board for variances in the future.

Planner David Banisch noted that the Borough could consider amending the Borough ordinance to provide for a grandfathering provision if a lot is made smaller due to a right of way dedication. Or, alternatively the Borough could re-consider requiring right of way dedications. A lengthy discussion ensued regarding the how to handle these types of situations in the future. Mayor Vallone expressed concern with setting a precedent for future property owners. Chairman Lewis noted that the applicant was going to try and procure additional acreage to remedy the issue with his septic system and the issue of the sub-standard lot might be moot. It was the consensus of the Board for Planner Banisch and Attorney Rubright to take the issue under advisement and contact the Borough Attorney for a future discussion at the Borough Council level.

On a motion by Councilwoman Tweedie, seconded by Vice Chairman Rochat the resolution was adopted. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mayor Paul Vallone, Councilwoman Sheila Tweedie, Vice Chairman Rochat, Kevin Welsh, Richard Rinzler, Marilyn Layton and Chairman Robert Lewis

Those Opposed: None

CORRESPONDENCE

- 1) The New Jersey Planner, January/February 2020, Vol. 81, No. 1.
- 2) A letter dated April 27, 2020 from Paul W. Ferriero, Borough Engineer to Chairman Lewis re: The Matheny School and Hospital, Inc., Appl. No. PB2020-03, Block 8, Lots 1.02 and 1.03, Peapack Road.
- 3) A letter dated March 10, 2020 from Eastern States Environmental Assoc., Inc. re: notice of General permit authorization, 20 Lake Road, Block 4, Lot 9.

APPLICATION

- Appl. No. PB 2020-03 – CARRIED TO JUNE 1, 2020
The Matheny School and Hospital, Inc.
Block 8, Lots 1.02 and 1.03
Peapack Road
Preliminary/Final Major Site Plan
Completeness Deadline – 5-7-2020 (extended by applicant)

ZONING UPDATE

- Zoning memo dated March/April 2020 – Kimberly Coward

Kimberly Coward, Zoning Officer reviewed her report with the Board and noted some temporary signage issues that may occur after the Covid-19 restrictions are lifted.

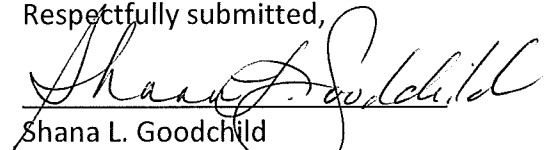
PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

A motion was made by Councilwoman Tweedie and seconded by Ms. Layton and unanimously carried to adjourn the meeting at 7:46 p.m.

Respectfully submitted,



Shana L. Goodchild
Planning Board Secretary

APPROVED 6/1/2020