

**BOROUGH OF FAR HILLS**  
Planning Board Regular Meeting  
**MINUTES**  
June 1, 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 7:05 p.m., Mayor Paul Vallone, Councilwoman Sheila Tweedie, Kevin Welsh, Richard Rinzler and John Lawlor, Alt. #1 arrived at 7:03 p.m.

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

Absent: Marilyn Layton and Gerrie McManus, Alt. #2

There were approximately eight (8) audience members present.

**BILL LIST**

- June 1, 2020

There being no questions or comments, a motion was made by Councilwoman Tweedie, seconded by Mr. Welsh to approve the June 1, 2020 Bill List as presented. The motion carried by the following roll call vote:

**Roll Call:**

Aye: Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Nay: None

Abstain: None

**MINUTES**

- May 4, 2020 Regular Meeting

Councilwoman Tweedie made a motion to approve the minutes of May 4, 2020 for content and release. Mayor Vallone seconded the motion. All were in favor.

### **ORDINANCES**

- Ordinance No. 2020-06 – Master Plan Consistency Review
- Ordinance No. 2020-07 – Master Plan Consistency Review
- Ordinance No. 2020-08 – Master Plan Consistency Review

Planner David Banisch, referencing his May 29, 2020 memo, explained that the above referenced ordinances were referred to the Planning Board to provide its recommendation as to whether or not the proposed ordinances are inconsistent with the Master Plan. He went on to provide a history noting that the Planning Board amended the Master Plan by adopting the Housing Element and Fair Share Plan on July 1, 2019 which was then endorsed by the Borough Council on July 8, 2019. Each ordinance was described as follows: Ordinance No. 2020-06 is an accessory apartment ordinance that repeals and replaces the existing accessory apartment ordinance, Ordinance No. 2020-07 is to address the requirements of the fair housing act and the Borough's 3<sup>rd</sup> round obligation to govern the implementation of the Borough's affordable housing, and Ordinance No. 2020-08 is an ordinance replacing the Borough's existing ordinance for the collection and use of affordable housing and development fees.

Mr. Banisch recommended that the July 1, 2019 adoption date of the Housing Element and Fair Share Plan and the Governing Body's endorsement of the plan on July 8, 2019 be inserted into the preamble of each of the ordinances. Joe Sordillo, Borough Attorney was present and did not believe the insertion of the dates recommended would materially change the ordinances and agreed with the recommendation.

In conclusion, Planner Banisch recommended that the Planning Board find the proposed ordinances not inconsistent with the Master Plan with the minor correction recommended.

Vice Chairman Roachat asked how the ordinances would impact a mother-daughter situation approved by the Borough through the variance process. Planner Banisch explained that the accessory apartment ordinance pertains only to affordable housing apartments with a ten (10) year affordability control; a mother-daughter apartment wouldn't qualify as an accessory apartment.

When asked by Chairman Lewis about the standard affordable housing control, Planner Banisch explained that the term is 30 years but the accessory apartment is an exception to that and requires only a ten (10) year affordable housing control.

There were no further questions or comments.

## RESOLUTION

- **Resolution No. 2020-12** – Finding proposed ordinance No.'s 2020-06, 07 and 08 not inconsistent with the Master Plan and should be adopted by the Borough Council

Councilwoman Tweedie made a motion to find Ordinance No.'s 2020-06, 2020-07 and 2020-08 not inconsistent with the Master Plan and adopt Resolution No. 2020-12. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

### Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Those Opposed: None

## APPLICATIONS

- Appl. No. PB2020-05  
27 Route 202 FH, LLC  
Block 14, Lot 3  
Suite 1 – Juice Bar (*BATI/Juice Bar*)  
Suite 4 – Physical fitness training (*BTWN the Ears*)  
Suite 6 & 7 – Business offices (*Melillo Equities, LLC*)  
Site Plan Waivers/Change of Occupancy

Mr. Kevin Welsh recused himself from the proceedings at this time.

Anthony Melillo, owner provided testimony with regard to the following Change of Use applications/tenants:

### Suite 1 – Juice Bar (BATI/Juice Bard)

Mr. Melillo explained that the use is similar in function to the juice bar in Bernardsville; a made to order grab and go business. He described the use as follows: no sit down service but there may be a table or two (2) for people to wait. The business consists of four (4) employees, including the owner and the assumption is four (4) visitors at any one time. There are large windows in Suite 1 and the owner will likely request decals at a future meeting; there are no additional placards/signage proposed. When asked by Attorney Rubright for clarification regarding the signage, Mr. Melillo explained that the owner will have a one (1) square foot sign adjacent to the exterior door, as permitted. Mr. Melillo described the hours of operation as 6 a.m. to 6 p.m., seven (7) days a week. He noted that the tenant was still trying to feel out the market so she did not want to be limited. When asked by Planner Banisch if 6 p.m. was going to be sufficient, Mr. Melillo noted that it was similar to the hours for the juice bar in Bernardsville. Mayor Vallone expressed concern with a seven (7) day a week business and

opined that six (6) days a week would be more acceptable and consistent with the current Far Hills business schedule. When asked by Mr. Rinzler if the fitness centers proposed will offer juice bar services, Mr. Melillo responded in the negative. When asked by Mr. Rinzler if the product would be similar to what is sold at the Edible Arrangements store, Mr. Melillo was unsure. When asked by Chairman Lewis if the business is new for the owner, Mr. Melillo explained that the owner worked at the juice bar in Bernardsville for approximately ten (10) years and is now establishing her own business. When asked by Mayor Vallone if the business will face away from Route 202, Mr. Melillo responded in the positive. Mayor Vallone expressed concern with a business open seven (7) days a week facing residential properties. When asked by Attorney Rubright if he would feel more comfortable with limited hours on a Sunday or a reduced number of weekdays, Mayor Vallone felt that six (6) days a week was more reasonable. Based on the concern expressed, Mr. Melillo agreed to discuss the hours of operation with the owner and return to the Board in July. Chairman Lewis noted that the hours at the Bernardsville juice bar are Monday through Friday, 10 a.m. to 5 p.m., Saturday 10 a.m. to 4 p.m. and Sunday 10 a.m. to 2 p.m. Mr. Melillo noted that since it is a new location the broad proposal was to eliminate the need to return to the Board. Councilwoman Tweedie suggested streamlining the hours so it would be more palatable to the residents. Planner Banisch noted that the signs approved for the site plan were one (1) square foot per tenant and he recommended the sign restrictions be discussed with the tenant to which Mr. Melillo agreed. He added that he has been clear with all of the tenants on the limited drive-by marketability; most tenants are relying on social media to generate business.

#### Suite 4 – Physical fitness training (BTWN the Ears)

Mr. Melillo explained that the concept is a spin on personal training, both mental and physical and he compared the use intensity to The Studio with some one on one training and small group training (up to 5 individuals). He described the use as follows: two (2) maximum employees, husband and wife scenario training separate classes. Hours of operation proposed are five (5) days a week, 6 a.m. to 6 p.m. with the middle of the day being the slow time. The one (1) square foot sign is interior and no exterior signs are requested. Planner Banisch was satisfied that the questions raised in his report were addressed by the testimony provided. He recommended revisions to future site plan drawings, particularly the parking table to which Mr. Melillo agreed to provide the parking information more clearly moving forward. A condition of approval would be that the applicant submit a revised table identifying additional parking information including approved and required columns for the site; this condition would apply to each of the approved Change of Use Applications for 27 Route 202, LLC.

There being no additional questions, a motion was made by Councilwoman Tweedie to approve the application as submitted with the condition as outlined above. Vice Chairman Rochat seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Those Opposed: None

Suite 6 & 7 – Business offices (Melillo Equities, LLC)

Mr. Melillo explained that the location would be the new home for the office noting that the company is divided into two (2) parts, Suite 6 will contain the private equity/asset management and Suite 7 will contain the property management portion and all related services. Suite 6 will house two (2) employees, and will resemble more of a “showroom” with a conference room and a maximum of two (2) visitors for a total of four (4). Suite 7 will serve as the “back office” with the plan for four (4) employees and an occasional visitor. He noted that the signings, collections, etc. are conducted electronically through a portal and so it is rare for client/customer traffic on site. Mr. Melillo reiterated his previous comment about the sign, each tenant will have a 1 sq.ft. sign on the interior (nothing on the exterior or monument sign). He agreed to provide the additional parking information as a condition of approval. Planner Banisch recommended the addition of a suite floor plan with the site plan each time a Change of Use application is submitted. When asked by Attorney Rubright if that should be a condition for all of the applications, Planner Banisch responded in the positive. It was noted by Planner Banisch that each application should also contain a condition that the applicant comply with the conditions of site plan approval. Mr. Melillo agreed to provide suite floor plans and parking tables for all of the applications and compliance with all site plan conditions.

There being no additional questions, a motion was made by Councilwoman Tweedie to approve the application as submitted with the conditions as outlined above. Vice Chairman Rochat seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Those Opposed: None

Mayor Vallone noted that the Borough should have a direct contact phone number for the owner of each business. Attorney Rubright offered to make it a condition of approval. Chairman Lewis requested that the Borough revise the Change of Use application to include the request for a phone number and Ms. Goodchild recommended revising the application to include an e-mail address.

- Appl. No. PB2020-06

M.E. Far Hills Proper, LLC  
49 Route 202  
Block 15, Lot 1.01  
Suite 14 – Physical fitness training (*PhyZeke Fitness, LLC*)  
Site Plan Waivers/Change of Occupancy

Mr. Melillo explained that the business is for individual training and not group training so the request is for three (3) parking spaces. Hours of operation would be from 5 a.m. to 6 p.m., seven (7) days a week. Mr. Melillo pointed out that there is a dead zone in the middle of the day as most clients prefer before and after work training. Planner Banisch questioned the location of the suite and Mr. Melillo noted that it is virtually unseen from Route 202 and/or the train station. When asked if it is shielded from Dumont Road, Mr. Melillo responded in the positive. Mayor Vallone opposed the seven (7) day a week hours and opined that it was even more egregious due to the early morning start. Mr. Melillo offered to discuss the hours with his client to see if they can fine tune the hours of operation. When asked by Attorney Rubright, Mr. Melillo clarified that the suite backs up to the train station lot; it is surrounded by storage units on one side and a parking lot on the other. When asked by Mr. Melillo if staggered hours would be more palatable, Attorney Rubright opined that the issue was the early morning hours on Saturday and Sunday and the seven (7) day a week schedule. Mayor Vallone noted that he is pro-business but reminded the Board that it cannot lose sight of the fact that downtown is predominately a residential community; less intensity on the weekends and especially on Sunday would be better. Mr. Melillo agreed to discuss hours of operation with his tenant and return with a revised application in July.

Mr. Welsh returned to the meeting at this time.

- Appl. No. PB 2020-03  
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)*

Engineer Steve Bolio, referencing his letter dated April 27, 2020 summarized the completeness and waiver review which was based on a Preliminary and Final Major Subdivision/Site Plan application as the project does not meet the definition of minor site plan. Ms. Goodchild confirmed that the proper application and escrow fees were provided. Mr. Bolio recommended waivers be granted for completeness with testimony to be provided but noted that item #34 of the report would be a permanent waiver. Engineer Bolio recommended that the application be deemed complete. Attorney Rubright summarized the following: Items 1, 3, 5, 19, 23, 25, 26, 31, 32 and 39 of the Preliminary checklist and items 1, 4, 7, 9, 13 and 16 of the Final checklist

were waived for completeness and Item No. 34 of the Preliminary checklist was a permanent waiver.

A motion was made by Councilwoman Tweedie to deem the application complete based on the recommended waivers outlined by Engineer Bolio and Attorney Rubright. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Those Opposed: None

Marcia Zalewski, Attorney representing the applicant was present and noted that she would present two (2) witnesses to provide a brief overview of the application and address the comments in the reports issued by the Board professionals.

Luciano Bruni, Nouvelle, LLC, was sworn in by Attorney Rubright. Mr. Bruni explained that they are working with the Matheny School to obtain approvals and funding, working with the State for commitment documents and closing and also building the project. He noted that they have constructed over 20 group homes in the past four (4) years for various agencies and have built multiple low and moderate income as well as market rate projects. The Board qualified Mr. Bruni to testify on behalf of the Matheny School.

Mr. Bruni provided an overview of the project noting that the property consists of approximately 1 acre and contains an existing dwelling. The property was subdivided into three (3) lots, the existing home will remain on one (1) lot and the remaining two (2) lots will contain the proposed group homes/community residences for the Matheny School. He noted that meetings were held with the Borough last year which led to the current application before the Planning Board. Community based homes are better for people with disabilities as the occupants tend to live better lives. Each structure will contain four (4) bedrooms and two (2) baths based on the funding obtained from the State; the four (4) bedrooms can only be occupied by four (4) different consumers. The Matheny School will be the owner, operator and service provider for the homes. Their experience includes dealing with various disabilities and consumers. If the project is approved by the Planning Board a closing will occur in July and construction would start several weeks later with a completion targeted for six (6) months. When asked by Planner Banisch about the closing, Mr. Bruni explained that the closing will occur with the State funding source (HMFA) which is a closing of the funding at which time the property is transferred.

There being no additional questions, Attorney Zalewski introduced the project engineer.

Ken Dykstra, Engineer was sworn in by Attorney Rubright and he provided his qualifications. Mr. Dykstra explained that the group homes are one (1) story dwellings, approximately 2,500 sq. ft. in size and the lots are fully conforming to the affordable housing overlay zone. The lots are relatively flat with the NJ Transit Rail line to the rear and frontage is along County Route 512

(Peapack Road) with excellent site distance in both directions for ingress and egress. Each lot is designed with open, ample parking; at least three (3) vehicles on Lot 1.03 and up to four (4) plus vehicles on Lot 1.02. The design includes a turning area so that cars do not have to back into the County roadway. He went on to explain that there are mature spruce trees (80 to 100 feet tall) along the frontage of the property that will need to be removed; the vegetation will be reestablished with evergreen trees along the frontage. Mr. Dykstra, referencing the Ferriero Engineering report dated April 27, 2020, had no objections however he noted that the existing overhead wires will remain as an overhead connection since it is a short distance; a waiver was requested from running the power utility underground. As for providing drywells, he explained drywells are ineffective for sites with a high water table. He noted that he discussed the issue with Engineer Bolio and offered to excavate at the time of construction to determine if groundwater is a factor and if so, the design will remain as proposed. The drainage plan includes collecting all of the groundwater from the site and piping it to the County drainage system. In conclusion, Mr. Dykstra noted that the lighting is similar to regular single family dwellings with some soffit lighting to light the walks and the edges of the driveway.

When asked by Chairman Lewis about the groundwater, Mr. Dykstra explained that the level would have to be at least seven (7) feet to utilize a drywell but noted that they are expecting a higher groundwater level. Engineer Bolio noted that other infiltration measures could be used but based on the discussion with Mr. Dykstra and Mr. Banisch an inspection would need to be done at the time of excavation to determine if it is practical to implement an infiltration system. He recommended that as a condition of approval an infiltration system be designed to the satisfaction of the Borough Engineer pending groundwater levels.

Referencing Item No. 2 of the April 27, 2020 letter, Engineer Bolio noted that he did not object to the waiver regarding underground electrical utilities but indicated that it was up to the Board. When asked if he would agree to meet the remaining conditions in the review letter, Mr. Dykstra responded in the positive.

When asked by Vice Chairman Roachat if the County will require a stormwater runoff evaluation, Engineer Bolio noted that they may require an analysis since it drains into the County system. Mr. Bruni described an existing inlet in front of the existing home and explained that the drainage will connect to that inlet.

Planner Banisch noted that the drawings show floodlights on the dwelling parallel to Route 512, lighting up the backyard and extending to the rail right of way. He added that the other dwelling shows floodlights on the northerly side that will light the driveway and may need to be shielded to minimize lighting impacts to the existing neighborhood. Mr. Bruni opined that the soffit lighting should be sufficient to light the driveway and agreed to revise the plans to remove the floodlights on the driveway side. When asked by Attorney Rubright if a lighting inspection will be required, Planner Banisch responded in the positive. When asked by Mr. Bruni if he should revise the plans now or wait to show the revision on the as-built, Engineer Bolio recommended making the revision now.

Mayor Vallone asked that every attempt be made to put the electrical utilities underground since the Borough has been implementing that in all new construction. Mr. Bruni agreed to



make every attempt but noted that it will come down to funding as overhead service is much cheaper than underground service.

When asked by Chairman Lewis about the installation of a radon system, Mr. Bruni explained that they normally put a radon pipe in the ground; in the event there is a high reading the fan can easily be installed.

Addressing item No. 10 of the April 27, 2020 Ferriero letter, Attorney Rubright noted that the applicant would be required to prepare a drainage easement and offered to make it a condition of approval.

Chairman Lewis referenced the letter from the County Planning Board and the need for the County to review and approve the application. Attorney Rubright noted that it would be a condition of approval. When asked by Mr. Bruni if the applicant needed to make the application, Chairman Lewis responded in the positive and noted that road opening permits would be required for the driveways along with the drainage plan. Mr. Bruni explained that the County has all of the documentation but is waiting for the Borough to make a subdivision submission. Attorney Zalewski agreed to follow up with the County regarding the submission.

Planner Banisch, referencing his letter dated May 30, 2020, explained that the project generally conforms to zoning but he noted there are few issues to be addressed, such as landscaping. He recommended a plan which shows a reestablished tree line along Peapack Road and a hedge around the parking area/turn around. Mr. Bruni noted that a landscaping plan was submitted to the Borough Council last year and Ms. Goodchild pointed out that the plan had been distributed to the Planning Board members earlier in the day. Mr. Banisch opined that additional shrubs would be required near the parking area/turn around. Mr. Bruni and Mr. Banisch agreed that a condition of approval would be a revised landscaping plan to be provided in consultation with the Borough Planner. It was noted by Chairman Lewis that the current plan shows barberry which is invasive and should be removed from the plant list. Engineer Bolio suggested superimposing the landscaping plan on the drainage plan to which Mr. Bruni agreed. Mr. Banisch recommended, as a condition of approval, that the exterior roof and siding color be reviewed and approved by the Borough Council. Mr. Bruni agreed to provide color boards for both the siding and roofing material. Mayor Vallone expressed his appreciation for the cooperation and reminded everyone that the structures need to blend with the infrastructure of the Borough. Councilwoman Tweedie agreed and opined that the exterior look is extremely important to the neighbors. Mr. Bruni and Dr. Spratt agreed to provide the color boards.

A lengthy discussion ensued regarding the waiver requested for overhead utilities and the cost associated with installing them underground. Attorney Rubright reminded the Board that cost is not something normally discussed by the Board when considering waivers, however it could be considered since it is an affordable housing site and it is helping the Borough meet its affordable housing obligation. Mayor Vallone opined that the landscaping and lighting issues were more important and opined granting the waiver was a good compromise.

There being no additional questions from the Board, Chairman Lewis opened the meeting up to the public at 9:03 p.m.

Johanna McCartney, 38 Peapack Road, asked if the lighting could be on a motion detection system. Mr. Bruni noted that they intended to put the outside lights on a timer. He opined the motion detection system would be triggered by wildlife or cars passing by. When asked by Mrs. McCartney if the Matheny School was considering a sidewalk or crosswalk, Mr. Bruni responded in the negative.

Michael Watson, 38 Peapack Road, noted that he has french drains and two (2) sump pumps in the basement due to the water that comes onto his property and asked if there was a plan to eliminate the runoff. Mr. Dykstra explained that the proposal includes a complete drainage system around the proposed dwellings that will collect all of the water from the site and have it pumped directly into the County drainage system. Planner Banisch clarified that the proposed drainage will intercept the water for the portion of the site being disturbed but there will be portions of the site that will not be captured by the proposed drainage. Engineer Bolio noted that the County will be assessing drainage during their review.

There being no additional questions from the public, Chairman Lewis closed the public portion of the meeting at 9:11 p.m.

Referencing the lighting issue, Mr. Welsh noted that 10 p.m. is the typical time most businesses turn their lights off. Mr. Bruni reported that in the winter the lights will come on at approx. 5 p.m. and off at 11 p.m. and summer they will turn on later and off at 11 p.m. When asked by Mr. Rinzler if the impact of shift changes dictate the light timing, Mr. Bruni explained that there is a shift change every eight (8) hours and agreed to look at having the timer programmed to accommodate that change. Mr. Banisch recommended, as a condition of approval, that the applicant submit a lighting plan that describes the shift changes and light timing.

Michael Watson, 38 Peapack Road asked to speak again. Chairman Lewis opened the meeting up to the public. Mr. Watson expressed concern with the speed limit of 40 mph and asked if it could be reduced. It was noted that the reduction in speed would need to be considered by both the County and Borough. There being no additional questions or comments, Chairman Lewis closed the meeting to the public at 9:18 p.m.

Chairman Lewis asked for a summary of conditions discussed and Attorney Rubright, Planner Banisch and Engineer Bolio outlined the following:

1. When excavation is being undertaken the Board Planner and Engineer will review with the applicant whether an infiltration system could be designed to the Board Engineers satisfaction. This would be dictated by the groundwater - it could be an infiltration system or piping to the County drainage system or a combination of both.
2. The applicant will revise the plan to show revised lighting to the approval of Planner Banisch. The lighting plan should take into account shift changes. There will be a lighting inspection by the Borough Planner to ensure there is no offsite glare to neighboring residential dwellings or traffic on County Route 512.
3. The drainage easement will be prepared by the applicant's attorney to the approval of the Borough professionals.

4. The applicant will submit a revised landscaping plan to show the distribution of plants, species and should include drainage details. The plan is to the approval of the Borough Planner and Engineer. The landscape plan should address reestablishing the tree line and landscaping around the parking area/turn around area to buffer the headlight glare.
5. The color of siding and roofing will be subject to the approval of the Borough Council before the roofing and siding are installed (color boards for the siding and roofing will be submitted by the applicant to the Borough Council within 30 days of the approval of the Planning Board resolution).
6. Compliance with affordable housing periodic review.
7. Standard conditions in the Ferriero Engineering letter and revisions to the plans to address items 5, 6, 8, 9, 11 and 12.
8. Payment of all escrows.
9. County and any other governmental agency approval.
10. Applicant is bound by all representations made at the hearing.

Attorney Zalewski explained that the applicant expressed concern with the timing for permits noting that the Construction Official will not review the plan until the resolution is adopted. Mayor Vallone assured everyone that the Borough would work as expeditiously as possible. It was noted that County Planning Board approval was a condition of approval, specifically the subdivision. Mr. Bruni again noted that the County approvals are critical in the process.

Joe Sordillo, Borough Attorney was present and explained that the property had been subdivided by the Borough however it did not follow the normal procedure and an application was not filed with the County. He assured everyone that the application would be filed with the County and expedited.

A motion was made by Councilwoman Tweedie to approve the application and grant Preliminary and Final Site Plan approval with a waiver from Section 913A for underground utilities subject to the conditions discussed and enumerated. Mr. Rinzler seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mayor Vallone, Councilwoman Tweedie, Mr. Welsh, Mr. Rinzler, Mr. Lawlor and Chairman Lewis

Those Opposed: None

Dr. Kendell Sprott, Matheny School thanked the Board for their time and efforts. He expressed concern with the State's budget and lack of revenue and noted that timing is critical to secure funding. Mayor Vallone expressed his appreciation for the work by everyone at the Matheny School and by the Planning Board.

**CORRESPONDENCE**

- 1) The New Jersey Planner, March/April 2020, Vol. 81, No. 2.
- 2) A letter dated May 8, 2020 from Walter C. Lane, Director of Planning, County of Somerset Planning Board re: Peapack Road Subdivision, Block 8, Lots 1 and 1.01.

**ZONING UPDATE**

- Zoning memo dated May 2020 – Kimberly Coward

There was no comment on the Zoning memo.

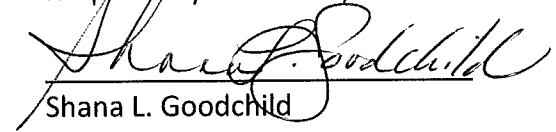
**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

A motion was made by Councilwoman Tweedie and seconded by Mr. Rinzler and unanimously carried to adjourn the meeting at 9:42 p.m.

Respectfully submitted,



Shana L. Goodchild  
Planning Board Secretary

**APPROVED 7/6/2020**