

BOROUGH OF FAR HILLS

Planning Board Meeting

MINUTES

September 3, 2019

CALL TO ORDER & FLAG SALUTE

Chairman Lewis called the meeting to order at 7:00 p.m. in the Far Hills Municipal Building. The Chairman read the Open Public Meetings statement in accordance with the law.

ROLL CALL

Present: Chairman Robert Lewis, Vice Chairman Tom Rochat, Mayor Paul Vallone, Marilyn Layton, Debra Ross and Councilwoman Sheila Tweedie

Also Present: Susan Rubright, Board Attorney, David Banisch, Planner, Steve Bolio, Board Engineer and Kimberly Coward, Acting Board Secretary

Absent: Cheryl Devine, John Lawlor, Gerrie McManus and Kevin Welsh

BILL LIST – 2019

Chairman Lewis reviewed the bill list and escrow accounts with the board.

On a motion by Councilwoman Tweedie, seconded by Ms. Ross and a majority roll call vote, the bill list was approved.

MINUTES

June 3, 2019

On a motion by Mayor Vallone, seconded by Mr. Rochat and a majority voice vote, the minutes were approved.

August 5, 2019

On a motion by Councilwoman Tweedie, seconded by Ms. Layton and a majority voice vote, the minutes were approved.

RESOLUTIONS

The/Line by the Red Toad, Resolution# 2019-16

B 15 L 5 – 45 Route 202, Suites 201 & 202

Memorializing Grant of Site Plan Waiver and Change of Occupancy

Ms. Rubright reviewed the resolution briefly.

On a motion by Councilwoman Tweedie, seconded by Ms. Ross, the resolution was adopted.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

APPLICATION

#2019-FHA-01
27 Route 202 FH, LLC
B 14 L 3

Mr. Bolio noted that there were some completeness issues to be addressed before the application is heard. He addressed the checklist items from his memo dated August 29, 2019 #19 location of existing structures waiver is recommended, #27 existing contours waiver is recommended, #32 location of existing utilities a waiver is recommended, #34 plans with cross sections and constructions details a waiver is recommended, #39 EIS a waiver is recommended for completeness, Final Major Site plan checklist items #14 Performance guarantee a waiver is recommended, #15 Performance guarantee a waiver is recommended, #16 Local, County State approvals a waiver is recommended.

Councilwoman Tweedie made a motion to grant the waivers and deem the application complete and Ms. Layton seconded the motion.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

Mr. Banisch noted that he had emailed a report out and offered copies to the board members.

Thomas Malman, Esq. appeared to represent the applicant. He explained the history of the site and noted that the site will be more compliant by the application. The FAR is going down, parking numbers are going up and the site issues are improving on site.

Ronald Kennedy, PP PE was sworn and accepted by the board. He marked Exhibits A-1 Aerial exhibit September 3, 2019, A-2 Site Plan color rendering dated 4-1-19, A-3 Signage Plan dated 4-1-19. He explained the exhibits to the board members. He noted that there was 167 square feet of signage on the original plan. The monument sign will remain. He marked A-4 site plan dated September 3, 2019 showed the Building 1 that will have 21,776 square feet will have some storage on the third floor, Building 2 will be the Perotti's and the Beauty Parlor (will be cut into two smaller buildings). The parking spaces will be 9 feet by 18 feet which will allow circulation of the parking lot. The trash enclosure has been relocated and will be completely enclosed with a roof. There will be no re-grading of the parking lot and a tree in the parking lot will be removed. The drains in the parking lot will be cleaned out and will drain in to the township inlets.

Mr. Kennedy explained the old site and the new square footages. The total old square footage was 25,042 and the total new square footage is 16,638 for a reduction of square footage to 8,404 which is a 33% reduction. The parking lot will be reconfigured. He agreed to have the township engineer to inspect the drainage is working properly.

Chairman Lewis questioned if the stormwater is adequate.

Mr. Kennedy noted that he would like to use the old drainage and make sure it is working property.

Mayor Vallone noted his concern about the drainage.

Mr. Kennedy noted that he has reviewed the drainage on the site and feels that it will be adequate. He has made contact with the neighborhoods regarding the drainage in the area. He noted that the site will not be any closer to the adjacent neighbors than it is currently developed. There is a pre-existing non-conforming set back of 2'3" for the Perotti's location. The existing parking on Demun Place is 10 feet from the property line. There are 84 parking spaces required and 72 parking spaces are proposed and a variance was requested. There will be landscaping provides including hedges. He showed the board members the site plan rendering.

Mr. Banisch questioned what was found when the lines were "tv d".

Mr. Kennedy noted that the lines revealed one clog that will be cleaned out. The inlets were clear.

Mr. Bolio questioned the size of the stormwater pipes.

Mayor Vallone questioned if the curbing can capture the first inlet and suggested adding an inlet in the parking lot that flows to DeMun Place and/or increase the pipe size.

Mr. Kennedy agreed to look into that.

Mr. Kennedy noted that the pipes are 8"-10" pipes and if that is not sufficient that could be looked into. The intention is to try and keep the drainage pattern the same as currently exist.

Mr. Bolio noted that keeping the current drainage that is going into Route 202 is ok.

Mr. Kennedy noted that it might be possible to add an inlet to the parking lot and the size of the pipes that go into the Demun Place might be able to be upgraded. He noted that there was some parking eliminated to make the circulation better on the site. He marked exhibit A-5 proposed site plan alternative layout. There will be a striped loading area. This will allow for easier turning movements on the site.

Mr. Bolio suggested that 24' wide traffic aisle would make for better circulation on the site.

Ms. Rubright questioned the details that would be part of an approval for a resolution.

Mr. Kennedy noted that he agreed to #7 in Mr. Ferriero's report removing two parking spaces in the westerly most parking area across from the dumpster and cross hatch striping.

Mayor Vallone questioned the circulation on the site.

Mr. Kennedy noted that the 24' wide traffic aisle as suggested in Mr. Ferriero's memo would allow for fire trucks and garage trucks to access the site. This is better than the current plan. He then addressed the signage on the site noting that the current signage on Route 202 will be replicated and is currently in the ROW by three feet. There was a variance for the sign location requested. There will be a new sign on Demun Plan entrance to label the campus.

Mr. Banisch noted that the total signage that is proposed total 51.02 square footage.

Mr. Banisch questioned the three foot front yard setback in the ROW is existing and should be added to the plans.

Mr. Kennedy noted that the setback is currently over the ROW and will be added to the plans.

Mr. Rochat questioned the handicap parking.

Mr. Kennedy noted that there are three ADA compliant parking spaces on the site along with an ADA compliant walkway. He noted that building #3 is 4.9 feet from the property line but needs a variance relief to square of the building.

Mr. Banisch noted that there needs a variance for the sign setback from Route 202 and the setback needs to be identified on plans. There needs to be a variance for a third building on the lot.

Ms. Ross questioned the lighting.

Mr. Kennedy addressed the lighting and marked exhibit A-6 lighting plan dated 9-3-19. He reviewed the lighting styles and noted that they would be old gas style ling. There would be LED lighting down ward directed. There will be gooseneck style lighting on the Perotti's building. The light poles in the parking lot will be 12 feet high. He addressed the comments in Mr. Banisch's review memo dated September 2, 2019.

Mr. Banisch questioned how much lighting levels could be reduced at night.

Mr. Kennedy noted that the bigger lights in the parking lot can be shut down at night. He noted that the lighting can be reduced to be compatible with the borough standards.

Mr. Malman noted that the applicant would be willing to work with the Board Engineer and Board Planner regarding the lighting in the parking lot.

Mr. Kennedy agreed.

Ms. Rubright noted that would be a condition that could be incorporated in the resolution of approval if the board acts favorably on the application.

Mr. Banisch noted that he would like to be able to review the lighting plan with the lighting levels at night. The pole mounted lighting will be shut off overnight.

Mr. Bolio agreed that he would like to review the lighting plan.

Mr. Kennedy noted that with the neighborhood lighting he can get the average foot candle that is required by the borough.

Mr. Banisch noted that the parking will gravitate towards the building later in the evening.

Mr. Bolio noted that the service light inspection should be done.

Mayor Vallone questioned if the building has a generator.

Mr. Kennedy noted it does not. He reviewed the memo from Mr. Ferriero dated August 29, 2019 and addressed the comment # A. 1 regarding the loading area and unloading areas. There was a request for preliminary site plan check list items #19, 27, 32, 34 39 and Final site plan check list items #14, 15 and 16, 18, 19, 20 in the review memo dated August 29, 2019 from Mr. Ferriero. The was a waiver request for the curbing if needed.

Mr. Rochat questioned if there should be curbing added near the Turpin building.

Mr. Banisch noted that he felt that the board could grant a partial waiver for the curbing.

Mr. Kennedy will look at the curbing by the building and will add to the plan.

Mr. Bolio noted that the curbing details need to be added to the plan. The analysis needs to be done and if turf area is added behind the curb.

Mr. Kennedy agreed to add the details to the plan. There will be additional curbing added to the plan.

Mr. Bolio requested a topographic survey.

Mr. Kennedy agreed to provide. He agreed to add a KNOX box for the fire department and that will be added to the plan when the location is determined. The parking numbers were discussed.

Mr. Kennedy noted that the road has a deceit crown and there were no obvious signs of problem near this site. He showed the board the area on the plan that has additional green space to the plan. The plantings will be arborvitae.

Mr. Banisch questioned if the lighting on the sign will be off overnight.

Mr. Kennedy noted that he would be willing to comply with the standards that the borough decides.

Mr. Bolio questioned the lighting pole color.

Mr. Kennedy noted that the poles would be a dark color.

Mr. Banisch questioned the building height.

Mr. Kennedy addressed the building heights and the heights will comply at 40.02 feet and is 32' at average grade.

Ms. Rubright clarified that the height at the average grade of 32 feet at average grade and no variance is needed.

Mr. Banisch questioned the color of the lighting.

Mr. Kennedy noted that they would be willing to comply with the borough design standard when they agree on one.

Mr. Banisch noted that this is an evolving based on the lighting technology.

Mr. Kennedy agreed to discuss the lighting standards with the professionals.

Chairman Lewis opened the meeting to the public.

Dr. Mellendick, 260 Lake Road noted that he would like to see the lighting standards would look like. He asked about the parking lot.

Mr. Kennedy noted that the lighting professionals can provide some examples for the borough to determine what wants to be the standard. He noted that the parking lot aisle is no different to a typical parking lot.

Anthony Melillo managing member and was sworn. Mr. Melillo explained to the board the layout of the site. He explained that building 1 view shows added dormers, covering over the front door for weather, double hung windows to create a retail element. There is a trellis added for architectural detail. There is a stone wall detail added to the plan.

Mr. Banisch noted that there should be a condition that there is no signage added to the trellis and that it is prohibited.

Mr. Melillo addressed building 3 and will be the same tenant Perotti market. It will be an annex cottage house style with added gables and will be about 900 square feet.

Mr. Banisch questioned if the walls are staying.

Mr. Melillo noted that if the walls are structurally sound they will be used.

Mr. Banisch noted that any change is the structure should be reviewed by the construction official.

- Mr. Melillo agreed. He addressed reviewed A-7. There are 11 units proposed.
- Unit 1 Studio at Far Hills, LLC, 1,289 square feet, 5am-6pm, 7 days
- Unit 2 Glo Esthetics, 1,277 square feet – 9am-6pm, Tuesday – Saturday, 5 days
- Unit 3 BeLife, LLC, 1,251 square feet – 6am-4pm, Monday-Saturday, 6 days
- Unit 4 Health & Wellness, 1,213 square feet – 12-8pm, 7 days
- Unit 5 Bedminster Massage Therapy Group, 1,265 square feet, 10am-8pm Tuesday – Sundays, 6 days
- Unit 8 Advisors & Consultants, 1,265 square feet, 9am-5pm, 5 days
- Unit 7 Perotti’s Market, 900 square feet

He explained the parking for the units to the board. There will be no takeout food at Unit 4 Health & Wellness.

Mr. Banisch noted that the medical standards are different and will provide parking standards and chiropractor will fall under the medical standards.

Ms. Rubright clarified the variances for the parking standards for parking schedule based on the uses.

Mr. Melillo noted that chiropractor services and massage therapy would be provided.

Mayor Vallone questioned if Unit 5 has any hospital affiliation since as a chiropractor is a medical professional. The owners contact information should be provided.

Mr. Melillo agreed to provide the contact information for all the units.

Mr. Rochat questioned the parking.

Mr. Melillo noted that the one parking space for each 100 square footage.

Mr. Banisch questioned how many units are still available. He addressed the loft spaces in two of the units. Mr. Melillo noted that the loft space is included in the square footage. There are seven spaces rented out of eleven spaces total.

Mr. Bolio questioned if the units will be open during construction. He recommended a staging construction plan for the site.

Mr. Melillo noted that Perotti's is the only space that will be open during construction. The will be staging plan in place and agreed to provide.

Mr. Banish questioned the fence along the site by Perotti's.

Mr. Melillo noted that the removal of the split rail fence between Unit 2 and Unit 3 will create some walk ability. The neighboring Far Hills Mall is under parked and some of the patrons use this site. This is the reason to have the fence remain.

Chairman Lewis questioned if the removal of the fence would create a better use of the two sites for the residents of the borough.

Mr. Melillo addressed the issue of not removing the fence.

Chairman Lewis opened the meeting to the public. None heard.

Mr. Bolio noted that he would like to see a fully compliant lighting plan and then the street lighting can be looked at.

Chairman Lewis questioned the lighting times.

Mr. Banisch noted that the hours would be lighting one hour after close of business or be 11pm and there would security lighting on only.

Mr. Malman agreed.

Ms. Rubright explained how to proceed regarding the variances regarding the third building and the possibility of the need for a variance.

Mr. Kennedy was recalled to address the variances. He noted that the architectural style is better planning to have multiple building on one lot. It looks better to three smaller building instead of connecting the buildings.

Mr. Malman noted that this will be one deed with three buildings and they can be leased separately but will not be sold separately.

Mr. Banisch noted that Mr. Kennedy has put on the record the special reasons why the variances can be granted by better planning. The planning objective of desirable visible design has been put on the record.

Mr. Kennedy noted that the applicant is not making the condition worse by creating three buildings. This is a redevelopment of the site. The site plan was trying to bring some order back to the site. The site will look more pleasant for the village. The variances have not been made worse but have been made more conforming.

There was a discussion on the type of variance is needed.

Mr. Banisch reviewed the type of variance that is needed. The C variance is for a bulk variance of non-conforming structure.

Mr. Malman summarized the amended major preliminary and final site plan application with variances. He noted that the parking variance that has been addressed. The FAR is getting better, more parking and less square footage and requested the board act favorably.

Chairman Lewis opened the meeting to the public. None heard.

Case review by the board members.

On a motion Councilwoman Tweedie amended preliminary and final site plan with all the details that have been agreed to and seconded by Ms. Ross.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

On a motion Councilwoman Tweedie Unit 1 Studio at Far Hills Change of Use with all the details that have been agreed to and seconded by Ms. Ross.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

On a motion Councilwoman Tweedie Unit 3 BeLife change of use with all the details that have been agreed to and seconded by Ms. Ross

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

On a motion Councilwoman Tweedie Unit 2 Glo Esthetics change of use with all the details that have been agreed to with no surgery and seconded by Ms. Layton.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

On a motion Councilwoman Tweedie Unit 4 Health & Wellness Chef, Inc. change of use with all the details that have been agreed to no food and no takeout and seconded by Ms. Layton.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

On a motion Councilwoman Tweedie Unit 5 Bedminster Massage Therapy Group change of use was tabled until the October meeting.

On a motion Councilwoman Tweedie Unit 8 Advisors & Consultants change of use with all the details that have been agreed to and seconded by Ms. Layton.

Roll Call: Ms. Layton, Vice Chairman Rochat, Ms. Ross, Councilwoman Tweedie, Mayor Vallone, Chairman Lewis

Nay:

Abstain:

Motion Carried.

ZONING UPDATE

The board reviewed the Zoning memo from the Zoning Officer. Ms. Coward discussed the types of applications that are being reviewed include temporary signage VNA, zoning classification of a hair salon on Demun Place and a pool that has had previous approval. There have been inquiries regarding zone classifications and temporary signage.

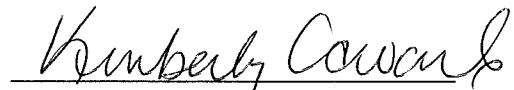
PUBLIC COMMENT

None heard.

ADJOURNMENT

Motion by Vice Chairman Rochat, seconded by Ms. Ross and a majority voice vote, the meeting adjourned at 10:20pm.

Respectfully submitted,



Kimberly Coward

Planning Board Secretary

APPROVED 11/04/19