

**BOROUGH OF FAR HILLS**

Planning Board Meeting

**MINUTES**

August 5, 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, Kevin Welsh, Vice Chairman Tom Rochat, Mayor Paul Vallone, Marilyn Layton and Councilwoman Sheila Tweedie***

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

***Absent: Cheryl Devine, Debra Ross, John Lawlor and Gerrie McManus***

**RESOLUTIONS**

**Resignation and Confirming Appointment Acting Planning Board Secretary, Resolution# 2019-12**

Ms. Rubright reviewed the resolution briefly. On a motion by Councilwoman Tweedie, seconded by Mayor Vallone, the resolution was adopted.

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

Nay:

Abstain:

Motion Carried.

**Kevin Welsh, Resolution# 2019-13**

Ms. Rubright reviewed the resolution briefly. On a motion by Vice Chairman Rochat, seconded by Councilwoman Tweedie and a majority roll call vote, the resolution was adopted. The vote excluded Kevin Welsh who was recused.

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

Nay:

Abstain:

Motion Carried.

**2M Electrical Contractors, LLC, Resolution# 2019-14**

Ms. Rubright reviewed the resolution briefly. On a motion Ms. Layton, seconded by Councilwoman Tweedie, the resolution was adopted. The vote excluded Kevin Welsh who was recused.

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

Nay:

Abstain:

Motion Carried.

Memorializing the Adoption of the Amended Third Round Housing Element and Fair Share Plan, Resolution# 2019-15

Ms. Rubright reviewed the resolution briefly. This resolution to memorialization of the plan that was adopted by the board at the meeting last month. On a motion Ms. Layton, seconded by Councilwoman Tweedie, the resolution was adopted.

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

Nay:

Abstain:

Motion Carried.

**APPLICATION**

The/Line by the Red Toad

Block 15, Lot 5 – 45 Route 202, Suites 201 & 202

Change of occupancy

Kevin Welsh recused himself from the application at 7:10pm.

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

Anthony Melillo was present on behalf of the applicant and was sworn. Mr. Melillo explained to the board that this change of occupancy is located in a building he owns at 45 Route 202. He explained that the space has 972 square feet and has six parking spaces available. The applicant is Line by the Red Toad that was at 49 Route 202 and she has decided to shift her business to appointment only 9am and 8pm seven days a week. There will only be two parking spaces needed for the owner and employee with the others spaces for customers. He noted that there would be no deliveries to the store everything is shipped directly to the customer.

Mr. Banisch clarified the hours stated in the application were 9am and 5pm five days a week and testimony stated 9am and 8pm seven days a week.

Mr. Melillo stated that the hours will be 9am and 8pm are seven days a week by appointment only.

Vice Chairman Rochat questioned if this will be less traffic than the previous location.

Mr. Melillo stated that is correct. He noted that the event planning component part of the business is for non-profit events such as Habitat for Humanity or Breast Cancer Awareness events as it would relate to the fashion business.

Ms. Rubright questioned the parking would be fewer space than the prior use of architecture.

Mr. Banisch noted that the parking provided is six spaces and that meets the ordinance requirement. He questioned the size of the signage.

Mr. Melillo noted that the signage will be the same square footage.

Mr. Banisch noted that the request is for a change of use application and a site plan waiver. He noted that a site plan waiver request seems to be in order.

On a motion Councilwoman Tweedie with all the details that have been agreed to and seconded by Vice Chairman Rochat.

Roll Call: Ms. Layton, Vice Chairman Rochat, 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 generators, additions and in-ground swimming pools. There have been inquiries regarding zone classifications and temporary signage.

### **PUBLIC COMMENT**

Dr. Mellendick 260 Lake Road appeared and noted his concern about how important the details of the Housing and Fair Share Plan are. He noted that he was not able to view the documents ahead of time but he had made efforts to review them. He noted his concern about the 129 units and would like to see that the units stay a for sale units and not be rentals units like what happened in Bernardsville.

Ms. Rubright directed him to the township clerk to view the documents.

Mr. Banisch noted that he was not familiar with the Bernardsville project. He noted that all that is proposed here is for sale market rate age restricted housing and that will be part of the deed restrictions.

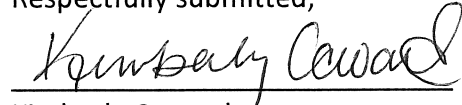
Mayor Vallone noted that the Borough Attorney is not present. The project proposed is as an age restriction project. He thanks Dr. Mellendick for his comments.

**ADJOURNMENT**

Motion by Vice Chairman Rochat, seconded by Ms. Ross and a majority voice vote, the meeting adjourned at 7:30pm.

**APPROVED – 9/3/19**

Respectfully submitted,

A handwritten signature in cursive script that reads "Kimberly Coward". The signature is written in black ink and is positioned above a horizontal line.

Kimberly Coward

Planning Board Secretary