

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
January 6, 2020

CALL TO ORDER

Chairman Lewis called the meeting to order at 7:18 p.m. at the Far Hills Municipal Building and read the open public meetings statement in accordance with the law.

ROLL CALL:

Present: Chairman Robert Lewis, Vice Chairman Tom Rochat, 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 and Shana L. Goodchild, Secretary

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

There were approximately three (3) audience members present.

MINUTES

1. December 17, 2019

Ms. Goodchild advised that the title of the minutes should read "Special Meeting", rather than "Regular Meeting". With that correction, Councilwoman Tweedie made a motion to approve the minutes of December 17, 2019 for content and release. Mayor Vallone seconded the motion. All were in favor.

CORRESPONDENCE

The Board reviewed the following items of correspondence.

- 1) Notification of Multi-permit application to NJDEP for JCP&L vegetative management, utility infrastructure maintenance, repair and replacement activities.
- 2) A letter dated December 27, 2019 from Robert M.M. Van Rensselaer re: Agathis, Michael & Harriet R., 34 Sherwood Farm Road, Block 19, Lot 18.09.

Addressing item 2) above, Mr. Banisch explained that the supplement referred to in the letter was an agreement to establish an escrow account and execute all of the conditions of the approval as well as a revised deed of restrictions. Attorney Rubright advised that the approval was for air-conditioning in the pool house and for an error related to the setback; when the pool house was constructed it was six (6) inches closer to the property line than the approval allowed. Attorney Rubright noted that the Board professionals would work with the Board Secretary to confirm that all of the conditions of approval are satisfied. Mayor Vallone opined that this application, along

with others, was the catalyst for tightening up regulations. Mr. Banisch explained that the declaration of deed restrictions will be compared to the resolution of approval. It was noted that additional escrow would be needed.

APPLICATION

- Appl. No. 2019 - FHA – 02
Fuentes/Solar Me
Block 6, Lot 25
97 Spring Hollow Road

Attorney Rubright noted that the application would not be heard due to insufficient notice by the applicant. The nature of the error was that the notice must be sent to the address listed as the mailing address on the certified list and the notice was sent to the property address. She added that if the applicant would have had proof that the property owner received notice the application could have been heard but the green cards were unavailable.

There was a brief discussion about a possible site walk and the consensus of the Board was to wait until the Board takes jurisdiction and testimony is heard.

ZONING UPDATE

1. December 30, 2019 - Memo

The Board reviewed the zoning update and there were no questions or comments.

PUBLIC COMMENT

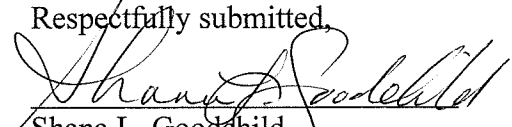
There was no public comment.

Mayor Vallone thanked the Board members and professionals for the wonderful work done in 2019; it was a challenging year, but great progress was made. He advised that the Borough satisfied most of its affordable housing obligation and, in the next few months, would complete that requirement and obtain immunity from the courts. He noted that moving forward the work of the Planning Board would involve some heavy lifting but it would result in great things for Far Hills Borough.

ADJOURNMENT

Motion by Councilwoman Tweedie and seconded by Marilyn Layton and unanimously carried to adjourn the meeting at 7:32 p.m.

APPROVED 02/03/20

Respectfully submitted,

Shana L. Goodchild
Planning Board Secretary