

**BOROUGH OF FAR HILLS**  
Planning Board Regular Meeting  
**MINUTES**  
March 2, 2020

**CALL TO ORDER**

Chairman Lewis called the meeting to order at 7:02 p.m. at the Far Hills Municipal Building 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, 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 six (6) audience members present.

**BILL LIST**

- March 2, 2020

Ms. Goodchild noted that additional funds have been sought and received for delinquent accounts and an escrow account for an application that was withdrawn is being refunded to the applicant. There being no questions or comments, a motion was made by Councilwoman Tweedie, seconded by Ms. Layton to approve the March 2, 2020 Bill List as presented. The motion carried by the following roll call vote:

**Roll Call:**

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

Nay: None

Abstain: None

**MINUTES**

- February 3, 2020 Regular Meeting

Councilwoman Tweedie made a motion to approve the minutes of February 3, 2020 for content and release. Vice Chairman Rochat seconded the motion. All were in favor.

- February 15, 2020 Special Meeting/Site Walk

Vice Chairman Rochat made a motion to approve the minutes of February 15, 2020 for content and release. Mr. Welsh seconded the motion. All were in favor. Councilwoman Tweedie and Mayor Vallone abstained.

## **RESOLUTIONS**

- **Resolution No. 2020-07** – Appl. No. PB2020-01, Geraghty/Paladin Insurance Agency  
*Eligible to vote: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rochat, Mr. Rinzler, Ms. Layton and Chairman Lewis*

On a motion by Ms. Layton, seconded by Councilwoman Tweedie 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, Richard Rinzler, Marilyn Layton and Chairman Robert Lewis

Those Opposed: None

- **Resolution No. 2020-08** – Annual Report for 2016-2019

Attorney Rubright noted that this was the first year she prepared the annual report for Far Hills and it encompasses a number of years. The report is designed to point out to the Governing Body the same type of variances being granted which would trigger an ordinance amendment so that such appeals are not necessary. In a small community such as Far Hills, a multiple year report is adequate to demonstrate any patterns. She noted that no patterns emerged but noted that the ordinance implemented for the change of occupancy and site plan waiver had accomplished what the Borough intended and is a non-invasive procedure for the residents. She also opined that the sunset provision on variance approval was also successful and allows the Board to hear extension requests. Planner, David Banisch agreed with the findings and summary and noted that the purpose of the report was to bring to light issues with the ordinances. When asked by Chairman Lewis if a year for variance approvals was enough, Mr. Banisch opined that it was and that it would become evident to the Board if the time needed to be adjusted. Mayor Vallone opined that the Borough has gone from reactionary to being proactive; the Board is abreast of what happens in the community while being fair to the landowners and neighbors.

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

### Roll Call Vote:

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

Those Opposed: None

### **ORDINANCE**

- Ordinance No. 2020-03 – Master Plan Consistency Review

Planner David Banisch explained that the ordinance will help facilitate development of municipally sponsored affordable housing at 8 and 10 Peapack Road and also 3 Demun Place, Block 13, Lots 2 and 3. The ordinance permits the creation of the desired number of affordable housing units and retention of first floor commercial area. The ordinance amendment creates an overlay zone, entitled the Neighborhood Office/Mixed Use Affordable Housing Overlay, to execute the Housing Element and Fair Share Plan. It will facilitate the creation of five (5) affordable rental apartments on the site and some first floor non-residential floor area. Mr. Banisch went on to review his memo dated March 1, 2020 and in conclusion recommended that the Board find the proposed ordinance not inconsistent with the Master Plan.

Borough Attorney, Joseph Sordillo was present and offered to answer any questions. There being no questions or comments, the Board considered the following resolution

- **Resolution No. 2020-09** – Finding that a proposed ordinance is consistent with the Master Plan and should be adopted by the Borough Council

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

#### Roll Call Vote:

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

Those Opposed: None

### **APPLICATIONS**

- Appl. No. PB 2020-02  
20 Lake Road, LLC  
Block 4, Lot 9  
20 Lake Road  
Front Setback Variance  
*Completeness Deadline – 3-26-2020*

It was recommended that Appl. No. 2020-02 be reviewed for completeness.

Engineer Bolio reviewed the letter issued by Paul Ferriero dated February 25, 2020 with a number of completeness items listed on page two (2). When the application fee and escrow were referenced, Ms. Goodchild noted that the proper funds had been deposited by the applicant. With various waivers recommended for completeness, a motion was made by Councilwoman Tweedie and seconded by Mr. Welsh to deem the application complete subject to the waivers outlined in Mr. Ferriero's letter.

Roll Call Vote:

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

Those Opposed: None

When asked by Attorney Rubright if the Board could proceed with the public hearing, Mr. Bolio opined that there was sufficient information that could be gained through testimony to allow the applicant to proceed.

- Appl. No. 2019 - FHA – 02  
Fuentes/Solar Me  
Block 6, Lot 25  
97 Spring Hollow Road  
Use and Setback Variances  
*Action Deadline – 6-01-2020*

Due to the D variance being sought, Councilwoman Tweedie and Mayor Vallone recused themselves from the meeting at this time (7:30 p.m.)

Bill Maier, Maier Solar Engineering d/b/a Solar Me was present on behalf of the applicant, Mrs. Fuentes. He noted that he was not present at the February 3, 2020 meeting but was involved with the February 15, 2020 site walk. He noted that the applicant had requested a setback variance for a ground mounted solar array in the southeast corner of the property located at 97 Spring Hollow Road, consisting of two (2) solar arrays. The lot is irregularly shaped and therefore contains three (3) front yards. He noted that during the site walk it was suggested that the applicant consider moving the array to the southwest corner while breaking it into three (3) arrays to lessen the visual impact. He offered to place the three (3) arrays in the southwest corner with screening to adequately buffer the structure from adjacent neighbors. Discussion ensued regarding a survey of the property and Mr. Bolio pointed out that the survey would be a condition of approval (post approval). Mr. Banisch noted that the location described by the applicant would eliminate the bulk variance relief and therefore only a use variance would be required.

Attorney Rubright opined that the application was being changed significantly in terms of the location of the arrays and the impact to neighbors; new notice would be required. When asked by Chairman Lewis if new notice would be required if it remained in the southeast corner but rearranged, Attorney Rubright responded in the negative. Attorney Rubright recommended that the applicant ask for approval where they wished to place the arrays. Mr. Maier noted that the applicant preferred to place the array in the southeast corner and would prefer not to have to re-notice. Chairman Lewis opined that the applicant should proceed with the southeast corner. Mr. Banisch recommended the Board hear the merits on each of the three (3) alternatives submitted by the applicant.

Barbara Ehlen, Beacon Planning, was present and was sworn in by Attorney Rubright. Ms. Ehlen provided her qualifications and was accepted by the Board as a Professional Planner.

Ms. Ehlen provided an aerial photograph dated May, 2018 which was marked as **Exhibit A-2**. The approximate site boundaries were outlined in yellow. The aerial depicted the overall layout of the site as well as surrounding properties. She noted that the subject property is uniquely situated and accessed by a private road. The eastern side has been determined to be the front yard however it abuts the side yard of the neighboring property and acts more like a side yard than a front yard. She noted for the record that the neighbor to the northeast sought variance approval for side yards along the private road to rebuild a barn and a playground. The applicant was prepared to move forward with the southeast location with a 100 foot setback and she opined that it acts as a side yard and respects the intent of the ordinance to provide the separation between uses. She also noted that the solar array doesn't meet the standard of other accessory uses; pools, garages and tennis courts are actively used, a solar array is a benign use. With respect to the use, Ms. Ehlen pointed out that a neighboring property (80 Lake Road, Block 4, Lot 6) received approval for ground mounted solar and the Board did not consider it a use variance; only a bulk variance was required and approved. Attorney Rubright cautioned the Board about considering the impact of a past approval as every application stands on its own merits.

Ms. Ehlen noted that the focus of the Borough Master Plan is preservation of environmental factors and residential areas. She opined that the proposal was in conformance with that focus and furthers that goal. She opined that it fulfills several special reasons of the Municipal Land Use Law, most notably promotes the utilization of renewable energy resources. She went on to testify that the applicant was seeking a D1 variance and argued that the facility was inherently beneficial (40:55D-4), as such it is assumed to sustain the positive criteria. Ms. Ehlen testified that there would be no noise, no drainage problems, no traffic and no trash associated with the project. She noted the remaining item was visual and the applicant agreed to work with the Board professionals to adequately buffer the array from all neighbors. Finally, Ms. Ehlen weighed the positive and negative criteria and opined that the proposal was a benign accessory use to promote renewable energy on the property and there was no substantial detriment. The proposed array can meet the 100 foot setback and meets the intent of the ordinance.

Discussion ensued regarding the private road and the lots that it serves. Mr. Banisch explained that the private road designation runs along the northeasterly side of the property and terminates on the tax map in the southeast corner of the applicant's property; the private road would not be impacted by the proposed array or associated buffer.

Ms. Layton opined that the southeast was the better location with three (3) arrays in order to meet setbacks and was also closer to the electrical hookup.

Mr. Rochat noted that there was a proposed driveway when the house was built but it was not used for access, the existing driveway was used and two (2) plans exist with existing and proposed conditions. Mr. Banisch replied by saying that the scenario is common and at the time of subdivision, Boards frequently require the designation of an access pattern shared between a few lots even though access may be achieved by other means. The purpose is to satisfy the Board that legal access is established at the time the lots are created.

Mr. Welsh opined that the southeast location was the best location in terms of natural screening with the proposal broken down into three (3) separate arrays. He opined that the more conforming location would impact four (4) other neighbors. Chairman Lewis noted that shifting it to the west moves it more obliquely to the front of the residence to the south. Mr. Banisch agreed that it could be more effectively buffered from the southeast location taking into consideration the nature of the improvements in the neighborhood and the existing layout of the subject lot. He opined that the Board could find that the southeast corner can be better buffered, tucked away and less visible from the neighbors, including the property owner's view. He reminded the Board that protecting the view of the property owner is not the public benefit. The hardship argument is something the Board can consider since the living side of the house appears to be the west, which likely drove the applicant's initial proposal to place the array in the southeast corner.

There being no additional questions or comments from the Board, Chairman Lewis opened the meeting up to the public for questions.

George Mellendick, 260 Lake Road, agreed with the statements about the benefits of solar energy. He expressed concern with the visual detriment noted and asked if it could be adequately buffered from the neighbors. Ms. Ehlen noted that the area proposed has the best natural screening which will be supplemented with a landscaping plan. It was noted by Mr. Banisch that the applicant, during the site walk, offered substantial landscaping in both size and quantity and Ms. Ehlen confirmed that it was the applicant's intention for the supplemental buffering. When asked by Dr. Mellendick if approval of the application would be considered spot zoning, Attorney Rubright responded in the negative noting that the circumstances of each application are considered when a variance is granted. Mr. Banisch described the benefits vs. detriments to see if there are conditions specific the Board can impose to ameliorate the potential detriments; the landscaping requirement is the essential mitigation.

Mr. Banisch pointed out that if the arrays were being proposed adjacent to a public roadway a different set of considerations would need to be applied.

When asked by Chairman Lewis if the panels will follow the contours, Mr. Maier responded that the array will follow the contours so that the height doesn't exceed 12 feet. He noted that they were considering lowering the height so the landscaping will buffer it from the public. Mr. Bolio noted that prior plans indicated a height of 10 feet 2 inches and 8 feet 8 inches. When asked by Mr. Banisch the maximum height sought, Mr. Maier responded 12 feet at the north edge, the south edge would be closer to 2 feet. When asked to describe the three (3) arrays in the southeast corner, Mr. Maier responded as follows: two (2) arrays 58 feet long x 20 feet wide and one (1) array 68 feet long x 20 feet wide. He noted that the dimensions are adaptable to conform with the 100 foot setback.

The following conditions were discussed and agreed to by the applicant:

1. A decommissioning plan after 12 months of inactivity. Upon notice from the Zoning Officer, it will be removed within 3 months. Failure of the property owner to comply will result in the Borough removing them and lien the property.
2. Landscaping Plan subject to the approval by the Board Planner and Engineer (and sub-committee of the Planning Board) for a post landscaping installation. At the time the landscaping is installed the Board Engineer and Planner would inspect and the Board would be the final sign off.
3. A Landscaping Plan shall be prepared to the approval of the Board Engineer and Planner. The details of the plan to be approved before construction. Mr. Maier noted that if the array is lowered to eight (8) feet the plantings would likely be eight (8) feet. Mr. Banisch explained that eight (8) feet may not be satisfactory to buffer the array from the second floor of the neighboring structure. Discussion ensued regarding the standard and Mr. Banisch noted that the supplemental buffer needed to meet the standard with the leaves off. Mr. Maier offered to prepare a preliminary plan for review. Chairman Lewis noted that the objective is to thicken up the hedgerow not plant around the panels. Prior to permits being issued, the Board Engineer and Planner need to sign off on the landscape plan; field changes can be made.
4. Plan revisions and compliance with other items outlined in the Ferriero Engineering report and the Banisch report.

Mr. Banish noted that no wetlands or riparian buffer issues exist that would impact the proposed installation.

There being no additional questions or comments from the Board, Chairman Lewis opened the hearing up at 8:31 p.m. for public comment.

George Mellendick, 260 Lake Road expressed concern with the height of the arrays. Mr. Maier noted that the height can be reduced by reducing the pitch of the panels but it can reduce the efficiency.

Mrs. Rubright noted that a condition of any approval would be that any dead or diseased landscaping be replaced. Mr. Banisch noted that the variance approval would be conditioned on the maintenance of an adequate buffer being installed and maintained.

A motion was made by Vice Chairman Rochat to approve the application with the conditions discussed and presented. Mr. Welsh seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rochat, Mr. Welsh, Mr. Rinzler, Ms. Layton and Chairman Lewis

Those Opposed: None

Councilwoman Tweedie and Mayor Vallone returned to the meeting at 8:35 p.m.

- Appl. No. PB 2020-02  
20 Lake Road, LLC  
Block 4, Lot 9  
20 Lake Road  
Front Setback Variance

Brian Fahey, Attorney, 17 Demun Place was present representing the applicant/owner of 20 Lake Road. Mr. Fahey explained that the applicant purchased the property with the intent to renovate it for his own use. As the renovation commenced, it was discovered that much of the structure was in very bad condition and had to be removed and replaced. The application seeks two (2) variances, a front setback variance for a pre-existing condition as the home pre-dates the Zoning ordinance; 80% of the improvements on the lot are within the front yard setback.

Paul Fox, Apgar Associates, was present and sworn in by Attorney Rubright. Mr. Fox presented his qualifications and was accepted by the Board.

Using sheet 2 of 2 of the plans filed with the application, Mr. Fox explained that the home originally had a two (2) car garage that was converted to living space many years ago. The new owner would like garages attached as part of the existing home. The proposal involves building a new garage space as well as an addition to the rear of the home. The current setback of the home is 164.2 feet. There are two (2) additions, a permanent front porch is proposed at 159.24 feet, resulting in a 5 foot reduction in the existing front yard setback. Additionally, the garage addition will reduce the setback to 161.48 feet, 30 inches closer than the current condition. Addressing the comments from Mr. Bolio and Mr. Banisch regarding the required stream conservation, Mr. Fox used Sheet 2 of the plans (**marked as Exhibit A-1**) to draw a pink line depicting the stream corridor buffer. Mr. Fox pointed out that the stream buffer line on sheet 1



represents the stream buffer corridor for NJDEP and not the Borough Code. He noted that technically a variance from the Borough stream buffer ordinance was required because the floor area for the house was being increased by more than 1/3 as a result of the proposed addition. He went on to say that if the garage space is not counted, it's only a 30% increase but if the garage space is counted it is more. When asked by Mr. Banisch how much more, Mr. Fox was unsure. Mr. Fahey noted that the floor area issue was discussed with Mr. Banisch prior the hearing and based on his interpretation they are seeking the second variance to exceed the 33%. Mr. Banisch explained that some of the addition is within the stream corridor and it exceeds the 33% allowed by the ordinance. He suggested that the exact number be provided before the resolution is drafted.

Mr. Fox agreed to satisfy the requests made in the report from Ferriero Engineering with respect to showing the stream corridor and providing the following: conservation easements for the stream corridor, a right of way dedication, the required stormwater management, a copy of the required wetlands permits and clarifying the amount of total disturbance for the project. With respect to the number bedrooms, the proposed addition will result in a total of four (4) bedrooms; the septic system is designed for five (5) bedrooms.

When asked by Chairman Lewis if the nature of the relief allows the Board to consider the architectural plans, Mr. Banisch responded in the positive. He noted that Board conditions have to be directed at the nature of relief being sought.

When asked if he agreed that two (2) variances were required and both are C1 hardship variances, Mr. Fox responded in the positive. When asked if the relief will cause a substantial impairment to the zone plan or the ordinance, Mr. Fox responded in the negative noting that there is no visual impact to someone driving by the property. When asked the impact the variance approval would have on the neighboring properties, Mr. Fox noted that there would be no indication that the proposed addition is any closer than the existing structure. He noted that the proposed improvements will have a positive visual impact; the intent is to retain the original stone home and the addition will be complimentary.

When asked by Mayor Vallone if the addition and existing home is for the primary use of the owner and immediate family, Mr. Fahey responded in the positive and noted that the applicant would agree to a condition that the property be used as the primary residence for the owner and no commercial use.

When asked by Councilwoman Tweedie if the existing concrete garage will be used for storage only, Mr. Fahey responded in the positive. When asked by Mr. Banisch if it will be habitable space, Mr. Fahey responded in the negative.

When asked by Mayor Vallone if any NJDEP permits are required, Mr. Bolio explained that there appears to be proposed work within the wetland transition area and riparian zone and therefore a condition of approval would be to secure proper permits.

Mr. Bolio noted that the right of way dedication would reduce the setbacks from what is shown on the plans. The setbacks are shown from a 33 foot wide right of way, the ordinance would require a 50 foot right of way so an additional reduction of 8.5 feet is required. Mr. Banisch noted that the nature of the relief being sought is changed based on that reduction; the updated numbers should be provided. When asked by Attorney Rubright if it changed his opinion about the visual impact, Mr. Fox responded in the negative.

Mr. Banisch noted a non-conforming shed on the northern side of the house and advised that the Board could remain silent or require the applicant to move the shed to a conforming location. There was no comment from the Board on the issue.

When asked by Mayor Vallone about the height of the new addition, Mr. Fox, using Sheet A-8 of the architectural plans, responded approximately 33.6 feet.

When asked by Mr. Rinzler if there will be any issue getting a construction easement from the neighbor, Mr. Fox explained that there are two (2) options being discussed with the neighbor. One (1) option involves a lot line adjustment to locate the septic system fully on the property. The other option is to relocate it as to a prior letter with John Turpin.

When asked by Chairman Lewis what has occurred on the property to date, Mr. Fox explained that perc tests were conducted to determine a suitable place for a replacement septic if needed, the prior garage was demolished and repairs were made to the front stoop and foundation wall.

When asked by Mayor Vallone if there are plans to do additional landscaping in front of the house, Mr. Fox responded in the negative but noted that there are large white pines between the parking circle and roadway that will remain to maintain privacy.

There being no additional questions from the Board, Chairman Lewis opened the hearing up to the public for questions.

George Mellendick, 260 Lake Road, noted that the work being done was thorough and high quality and opined that the improvements were good for the town and the road. He opined that the garden shed should be left in the current location.

When asked by Attorney Rubright for clarification regarding the second variance, Mr. Banisch clarified that a variance was required due to the increase in the size of the dwelling larger than 33% of the floor area of the dwelling; a calculation will need to be provided. Mr. Fahey noted that not including the garages it is approximately 30%. Mr. Banisch noted that the intent of the ordinance is to manage how much can happen within a 100 feet of a stream. When asked for testimony related to that variance relief, Mr. Fox explained that the property is a balance between how far forward to have the addition versus how far back but also looking at the existing usage in that area. Trying to balance the massing of the home, he opined that it was a good

balance. He also pointed out that the amount of floor area being added is less than 33%. When asked by Mayor Vallone the present square footage versus the proposed, Mr. Fox responded 4,732 sq. ft. and the addition, including the garage is 2,277 sq. ft.

Mr. Banisch noted that the house pre-dates zoning and using sheet 1 noted that it appears 40% of the lot area sits forward of the stream and all of the improvements are situated within that area. He opined that the relief required is being driven by the underlying environmental constraints on the lot which is the classic hardship criteria; peculiar conditions pertaining to the land.

Conditions discussed and agreed to were as follows:

1. Compliance with the Ferriero Engineering report.
2. NJDEP permits.
3. Verification of the building height calculation.
4. Verification of the actual floor area increase for inclusion in the resolution.
5. Right of way dedication.

Discussion ensued regarding the right of way dedication and the fact that the dedication will result in a reduction in lot size below the minimum lot size required in the zone (10 acres). Mr. Banisch noted that he and Mr. Bolio discussed the issue and whether it triggers a variance. When asked by Chairman Lewis if it was possible to attach something to the lot that for zoning purposes it conforms to the minimum lot size, Mr. Banisch responded in the negative noting that if the owner appears again he will return as a non-conforming lot unless they can cure the issue with the lot line adjustment discussed earlier. When asked by Mr. Fox if the applicant could provide a non-revocable roadway widening easement, Attorney Rubright noted that easements were done years ago but she opined that the better approach would be a fee simple dedication. The practical impact is that the dedication will make the lot more non-conforming. Mayor Vallone was not in favor of an easement due to the precedent that would be set for other lots within the Borough.

A motion was made by Councilwoman Tweedie to approve the application with the conditions outlined and discussed. 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. Welsh, Mr. Rinzler, Ms. Layton and Chairman Lewis

Those Opposed: None

**CORRESPONDENCE**

The following items of correspondence were received:

- 1) A letter dated February 19, 2020 from Susan R. Rubright to Chairman Lewis and Members of the Planning Board re: Annual Report for 2016-2019.
- 2) A letter dated February 27, 2020 from Paul W. Ferriero, Borough Engineer to Chairman Lewis re: Fuentes Variance, Appl. No. 2019-FHA-02, Block 6, Lot 25, 97 Spring Hollow Road.
- 3) A letter dated February 25, 2020 from Paul W. Ferriero, Borough Engineer to Chairman Lewis re: 20 Lake Road, LLC Variance, Appl. No. PB2020-02, Block 4, Lot 9, 20 Lake Road.
- 4) A letter dated February 27, 2020 from James Ruggieri and Kelly Mager, County of Somerset Planning Board to Chairman Lewis re: 20 Lake Road, LLC, Block 4, Lot 9.
- 5) A copy of Borough Resolution No. 20-055 authorizing the adoption of the updated multi-jurisdictional hazard mitigation plan for Somerset County.

### **ZONING UPDATE**

- Zoning memo dated February 25, 2020 – Kimberly Coward

There was no comment on the Zoning memo.

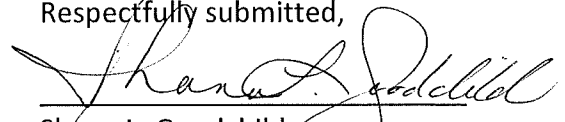
### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

A motion was made by Councilwoman Tweedie and seconded by Mayor Vallone and unanimously carried to adjourn the meeting at 9:26 p.m.

Respectfully submitted,



Shana L. Goodchild  
Planning Board Secretary

**APPROVED 05/04/20**