

EXPLANATION: A Resolution repealing and replacing Resolution No. 22-150, authorizing and approving the proposed street names for the Residence at Overleigh (Errico Acres) development.

**BOROUGH OF FAR HILLS
RESOLUTION 23-044
AUTHORIZING AND APPROVING THE PROPOSED STREET NAMES
RESIDENCES AT OVERLEIGH DEVELOPMENT**

WHEREAS, in compliance with the New Jersey Supreme Court decision in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), on or about July 2, 2015, the Borough filed an action with the Superior Court of New Jersey, entitled In the Matter of the Application of the Borough of Far Hills, County of Somerset, Docket No. SOM-L-903-15, seeking, among other things, a Judgment of Compliance and Repose consisting of a judicial declaration that its amended Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), as may be further amended in accordance with the terms of a settlement agreement, dated October 15, 2018, that addressed the Borough’s affordable housing obligations and resolves the Borough’s Third Round Mt. Laurel litigation (the “Settlement Agreement”), satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine, in addition to related reliefs (the “Mt. Laurel litigation”); and

WHEREAS, in connection with its affordable housing compliance, the Borough entered into an Affordable Housing Agreement with Melillo Equities, LLC (“Melillo”), dated December 9, 2019, for the development of an inclusionary, residential rental and for sale development consisting of 105 age-restricted townhouse dwellings and an apartment building consisting of 29 affordable apartments (25 family affordable units and 4 age-restricted affordable units) on the property identified as Block 5, Lot 4, located at 220 Route 202, consisting of approximately 42.3± acres (hereinafter referred to as "Errico Acres Site"); and

WHEREAS, Pulte Homes of NJ, Limited Partnership (“Pulte”), received preliminary and final major site plan and subdivision approval, with variance relief and design waivers, from the Far Hills Borough Planning Board (the “Board”) on February 7, 2022, for the inclusionary development of the Errico Acres Site, which approval was memorialized in the Resolution No. 2022-10, adopted by the Board on February 7, 2022; and

WHEREAS, one of the conditions of the approval, including the approval compliance review, is that the developer obtain approval from the Borough governing body of the proposed street names of the private roadways and streets as part of the development; and

WHEREAS, the developer has proposed the following road/street names:

- Ayers Street,
- Baldwin Avenue,
- Dillon Avenue,
- Dillon Boulevard,
- Errico Lane,
- Hall Court,
- Lance Court,
- Sutter Court,
- Voorhees Court, and
- Whitaker Lane

with the location of said roads/streets being identified on the attached Overall Site Dimension Plan, dated March 19, 2021, prepared by Gladstone Design, Inc. (the "Plan"), which Plan is attached to this Resolution; and

WHEREAS, through the adoption of Resolution No. 22-150 the Borough previously approved the proposed road/street names; however, such approval failed to include one roadway, Errico Lane; and

WHEREAS, upon review and consideration of the proposed road/street names, the Mayor and Borough Council finds it to be in the best interest of the Borough to approve same.

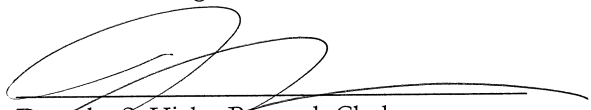
NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Far Hills, County of Somerset, State of New Jersey, that the proposed street names identified in this Resolution and the attached Plan are hereby approved and authorized to be utilized for the private roadways in connection with the inclusionary, residential development of the Errico Acres Site.

BE IT FURTHER RESOLVED that Resolution No. 22-150 is hereby repealed and replaced by this Resolution.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to representatives of Pulte, Melillo and the Board.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

I certify this is a true and exact copy
of a resolution adopted by the
Far Hills Borough Council on 1/23/2023.



Dorothy S. Hicks, Borough Clerk