

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
December 11, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, December 11, 2017 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. John Buchholz

Members Absent:

Mayor Mark Taylor
Mr. Joseph Guerin
Mrs. Anne Maravic
Mr. Martin Valenti (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Inglesino, Esq. Board Attorney

Statement of Adequate Notice:

Mr. DeAngelis issued the following statement:

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

Site Plan Waivers:

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| 1. | <u>National Wealth Management, LLC</u>
26 Columbia Turnpike
Block 302, Lot 4 | <u>Application #17SPW-19</u>
change in tenancy |
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Applicant is seeking approval for a change in tenancy.
Mr. Buchholz recused himself from the application.

Christopher Brown, attorney represented the applicant. David Cottam, company representative was sworn in.

Mr. Cottam stated that the company is a financial planning and investment firm. An associate firm, DeVito and Company, is an accounting firm. Together, they have nine employees but may grow to a maximum of twelve within the next year. They have client visits on average of twice each day.

Mike Sgaramella stated that parking is adequate on the site.

There were no questions from the Board or the Public. Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to approve the application, second by Mrs. Margulies

Roll: On a roll call vote all members present and eligible voted to approve the application.

On a motion duly made and seconded the meeting was adjourned at 6:45 p.m.

December 11, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
December 11, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, December 11, 2017 at 6:45 p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

1. Call to Order.
2. Adequate notice has been given in accordance with the Sunshine Law.
3. Announcement – There will be no new testimony after 9:30 p.m.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. John Buchholz

Members Absent:

Mayor Mark Taylor
Mr. Joseph Guerin
Mrs. Anne Maravic
Mr. Martin Valenti (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Inglesino, Esq. Board Attorney

Approval of Minutes:

4. **Approval of minutes from the November 27, 2017 meeting.**

Mr. Cannilla made a motion to approve the minutes, second by Mrs. Margulies
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Resolution of Approval:

5. **S.A. Realty, LLC**
29 Hanover Road
Block 201, Lot 3

Application # 06SP-1 & 10SP-8

Applicant is requesting an extension of previously granted approvals for the construction of various improvements.

Mr. Cannilla and Mr. Feith confirmed that they have listened to the transcript of the hearing they missed and are eligible to vote.

10. Pulte Homes of NJ
86 Park Avenue
Block 1401, Lot 1.06

Application # 17SP-3 & 17MSD-2
preliminary and final site plan

Applicant is seeking approval for the construction of a 425 unit age-restricted residential community. Applicant has requested to be carried to the January 8, 2018 meeting.

Members of the Board had questions on what is delaying this application.

John Inglesino stated that Pulte application is linked to the Bergen County United Way Supportive Housing project. That project submitted a tax credit application which did not get approved. That created a funding gap in the project that must be addressed.

The Fire Review is resolved and completed.

The applicant may request a subsidy from the Borough Affordable Housing Trust Fund to help bridge the gap. However, it is advisable that the Borough bring on a consultant to review the numbers and justify whether a subsidy is warranted. It should be noted that there are sixty six extra market rate units that are included on the site over what was originally approved so there is a large profit opportunity.

John Inglesino recommended that the Borough hire the independent consultant for an analysis and Pulte should pay for it. He explained that the extra market rate units were agreed to because of the supportive housing project and the large number of COAH credits that project would yield for the Borough.

There are approximately \$2.4 million in the Trust Fund which was put there by developers under the law to be used for affordable housing. There is some rehabilitation obligation that is yet to be determined but it is likely to be much lower than was originally reported. The Borough has satisfied their affordable housing obligation through 2025. It is recommended to be proactive so the funds are used in Florham Park.

John Inglesino stated that the Governing Body will consider approving a financial consultant at their upcoming meeting. The Planning Board may want to discuss moving forward with the site plan application before the financial issues are worked out.

Mike Cannilla was not sure if the Planning Board should proceed with the site plan without the finance matter settled. He asked what would happen if the Bergen County United Way plan backed out and asked if the plan would change.

John Inglesino said if that happened, it would negatively affect the Settlement Agreement. He believes that they are very motivated to proceed on January 8th.

Mrs. Margulies made a motion to carry the application to the January 8, 2018 meeting, second by Mr. DeAngelis
Roll: On a roll call vote all members present and eligible voted to carry the application. (*Cannilla abstained*)

11. 2017 Land Use Plan Amendment

Bob Michaels summarized the Land Use Plan tracks and mirrors the Housing Plan. The Land Use Law states that there must be support for the changes in zoning when there is an ordinance adoption to create new zones. According to our Master Plan, any new multifamily use must go toward the affordable housing obligation and that is what this does.

Mrs. Margulies verified that the Sisters of Charity plan will consist of 198 units and should be noted in the plan.

Mike Cannilla asked where on the property this housing development will be. The 22 acre parcel is located in the vicinity of Park Avenue and Punch Bowl Road.

The hearing was opened to the public.

Seeing no questions or comments, Mr. DeAngelis closed the meeting and called for a motion.

Mrs. Margulies made a motion to approve the Housing Element and Fair Share Plan, second by Mr. Feith
Roll: On a roll call vote all members present and eligible voted to approve the Plan. *(Mrs. Cefolo-Pane recused)*

12. Ordinance 17-19

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK IN ORDER TO CREATE A MF-5 MULTIFAMILY RESIDENTIAL ZONE, AND IN ORDER TO RE-ZONE CERTAIN PROPERTIES TO THE MF-5 MULTIFAMILY RESIDENTIAL ZONE.

Mrs. Cefolo-Pane recused herself from the discussion.

Bob Michaels said that the ordinance establishes bulk standards for the Sisters of Charity parcel that is in the housing plan. The Governing Body has already introduced the ordinance and it is now referred to the Planning Board to review for consistency with the Master Plan. Bob Michaels believes that it is consistent.

Bob Michaels said that the several zones were omitted from the ordinance and will be added. He also said that he believes the language of "three stories and 45 feet" should remain as is. The zoning map will be changed to reflect this new zone of 22 acres.

Mike Cannilla verified that the 22 acres parcel will be subdivided off and become a separate zone with these standards. He questioned the 20 feet of separation between buildings and whether they can meet fire code requirements.

Bob Michaels stated that they are aware of the requirements and they will be compelled to meet the fire code. This will be discussed at site plan.

Mr. Cannilla made a motion to authorize the Board Attorney to forward a letter of endorsement of the ordinance to the Mayor and Council with the above mentioned fire code concerns. Second by Mrs. Margulies.
Roll: On a roll call vote all members present and eligible voted in favor of the endorsement.

On a motion duly made and seconded the meeting was adjourned at 8:00p.m.

Marlene Rawson
Board Secretary

December 11, 2017