

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 13, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 13, 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
Mayor Mark Taylor
Mr. Michael Cannilla
Mr. John Buchholz

Members Absent:

Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
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>RBC Wealth Management</u>
200 Park Avenue
Block 1201, Lot 2 | <u>Application #17SPW-1</u>
change in tenancy, sign variance |
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Applicant is seeking approval for a change in tenancy and a wall sign.

Nino Coviello, Esq. represented the applicant. The company is relocating from 25 Hanover Road to this new location. They are also consolidating their Parsippany office into this location. They will occupy the entire 2nd floor of the building.

Steven Ornstein, Senior Director of Management for RBC was sworn in. There will be 180 employees in total at the site. They will require 215 parking spaces for the business operation. This will include extra parking for client visits and employee visits from other office locations. He noted that the hours of operation will be from 6am to 7:30pm with an occasional Saturday morning, and the application should be amended to reflect that.

Mr. Ornstein stated that there will be scheduled client visits to meet with their financial advisor on a regular basis.

Mike Sgaramella confirmed that there is more than adequate parking on this site.

Their name will be added to the monument sign that is already existing.

Mr. Coviello stated that in addition to the monument sign, they are requesting a variance to affix a wall sign on the building. The wall sign will be less than 60 square feet in total and back lit. This size is compliant with what is permitted in the C-4 zone that is less than 100 yards away. The sign will be turned off at the close of business each day and will not be lit on the weekends.

Mr. Inglesino confirmed that adequate public notice was served in connection with the application for a sign variance and Mr. Coviello verified this.

Wayne Ingram, PP, Planner, was sworn in. He testified that the location of the property is in the C-3 zone and immediate adjacent to the C-4 zone. There are three office buildings in the C-3 zone but the zone does not permit wall signage. It is approximately 400 feet from the Park Avenue and well screened from any residential areas.

Mr. Ingram stated that the sign is proposed to be in the upper left corner of the building. It is 57.6 square feet in size and represents less than 1% of the facade of the building. The reasons for the wall sign are traffic related and for way finding. The sign has a brick backing and is a distance from the road. There is a definite need for way finding for the clients that will be visiting the site, particularly when it is dark.

Mr. Ingram stated that there are similar buildings in the vicinity so this will help identify this location. There are no negative impacts, including esthetic impacts. The property is very close to the C-4 and PODS zone where such signage is permitted. He added that there is nothing objectionable about the signage.

Bob Michaels asked what other tenants are in the building besides RBC and suggested that, if approved, the signage be limited to this tenant only.

Mr. Ornstein stated that Santander Bank is in the building as well as a number of smaller businesses. He added that his lease stipulates that only one tenant is permitted this signage.

There were no other questions from the Board. The meeting was opened to the public for questions. Seeing none, Mr. DeAngelis asked 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 7:10 p.m.

February 13, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
February 13, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 13, 2017 at 6:30 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
Mayor Mark Taylor
Mr. Michael Cannilla
Mr. John Buchholz

Members Absent:

Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
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:

11. Approval of minutes from the January 23, 2017 meeting.

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

Resolution of Approval:

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| 7. <u>Rock GW, LLC</u>
The Green at Florham Park
Block 1401, Lots 1, 1.02, 1.06 | <u>Application # 17GDP-1</u>
amendments |
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Applicant is seeking approval for certain amendments to the existing GDP.

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

8. **Park Avenue Foundation**
184 Park Avenue
Block 1201, Lot 8

Application #16SP-7
preliminary and final site plan

Applicant is seeking approval for a building expansion and various site improvements.

Douglas Henshaw, Esq. represented the applicant. Dan Lee, PE, engineer, was sworn in. Mr. Lee stated that they met with the Fire Department and they will comply with all comments. One of the items that was requested was a repeater system that they will continue discussions with them about the need for it. They will comply, if necessary.

A-12: Updated site plan (sheet 4 of 12, 2/9/17)

The driveway was not modified because the Fire Department wanted the orientation to remain as is for quick access. An impervious coverage variance is now needed in order to comply with the Fire Department comments of widening to a minimum of 20 feet the driveway adjacent to the porte cochere. The percentage over is .5%, (50.5%) and the resolution must be revised.

Mr. Cannilla had concerns with the circulation plan and possible valet back up under the porte cochere. He thought that vehicle stacking could become a problem. He discussed different patterns that may work better for EMS.

Greg Smith of Park Avenue Foundation remained under oath and testified. He said that there is mandatory valet parking for parties of 20 or more which will help alleviate the stacking. Mr. Smith stated that he will defer to the professionals.

Mike Sgaramella stated that he prefers the clockwise circulation as presented in the plan. The valets will regulate it. It will prevent the stacking on Campus Drive.

William Zuckerman, 12 Keyes Street. Where are the fire hydrants?

Dan Lee: The fire hydrants are on Park Avenue and Campus Drive. We will add fire hydrants to the site.

Mr. Henshaw stated that the variance relief for impervious coverage should be added to the resolution.

Mr. Cannilla asked that Dan Lee re-look at the circulation for EMS and coordinate with the valet staff for clear direction in an emergency.

Mrs. Margulies reviewed items the it relates to truck turning templates, generator, sprinklers.

Mr. Cannilla made a motion to carry the application to February 27, 2017 meeting, second by Mrs. Margulies.
Roll: On a roll call vote all members present and eligible voted to carry the application.

Major Subdivision:

9. **Rock GW, LLC**
The Green at Florham Park
Block 1401, Lot 1.06

Application #17MSD-1
major subdivision

Applicant is seeking approval for preliminary and final major subdivision.

Douglas Henshaw, Esq. represented the applicant. Dan Lee, PE, engineer was sworn in.

He presented a subdivision sheet dated 1/11/2017. Mr. Henshaw noted that any subdivision within the GDP is considered a "major subdivision".

The purpose of the subdivision is to create a separate lot for supportive housing. An 8 acre lot will be created that is L-shaped and in compliance with the ordinance. Bulk requirements will be addressed with the site plan submission. It will border Madison.

Mike DeAngelis asked if Patriot's Path will continue through the site. Dan Lee stated that there is an easement for that and it is on the plan.

Mike Sgaramella asked that they confirm the lot number (1.09) with the Tax Assessor.

Bob Michaels confirmed that the setback lines conform with the supportive housing requirements.

There were no other questions or comments. Mr. DeAngelis called for a motion.

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

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

Site Plan:

12. B & B Associates, LLC (Lightbridge Academy)

165-167 Ridgedale Avenue
Block 1906, Lots 12 & 13

Application #15SP-7

preliminary & final site plan

Applicant is seeking approval for the construction of a child care center.

Applicant has requested to be carried to the June 26, 2017 meeting.

Mr. Cannilla confirmed that a new public notice is now required if the applicant intends to appear on June 26, 2017. He also requested that an extension of time to the end of July 2017 be granted by the applicant.

Mr. Cannilla made a motion to carry the application to June 26, 2017, second Mrs. Margulies.

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

Break: 7:50-8:00p.m.

13. Summit Medical Group

140 Park Avenue
Block 1401, Lot 1.03

Application # 17SP-1

sign variance

Applicant is seeking approval for preliminary and final site plan for identification and directional signage.

14. Summit Medical Group

MD Anderson Center
150 Park Avenue
Block 1401, Lot 1.08

Application # 17SP-2

sign variance

Applicant is seeking approval for preliminary and final site plan for identification and directional signage.

Douglas Henshaw, Esq. represented the applicant. Dan Lee, PE, Engineer was sworn in. He stated that the two signage applications are interrelated and he would like to present both applications at the same time. The Board agreed.

A-1: way finding exhibit (140 Park Avenue)

The request is for indentifying and way finding signage for the Summit Medical Group buildings. They will add a sign to the west side facade of 140 Park Avenue in order to identify the building from Park Avenue. They want to relocate the "Urgent Care" sign to a higher elevation on the building because it is blocked by the recently installed

solar canopy that is above the parking lot. The D-1 sign that directs vehicles to 140 Park Avenue will be removed. A new D-1 sign will be added in a more appropriate location as part of the 150 Park Avenue application.

A-2: signage and elevation (in application)

Dan Lee stated that the Summit Medical Group sign that will be placed on the right corner of the west facade will mimic the existing wall sign that will be visible to the south. It measures 119 square feet. The location of 140 Park Avenue is 490 feet from Park Avenue.

Currently the Urgent Care sign is blocked by the recently installed solar canopy. It is 14 feet from the ground and they are requesting to move it to a height of 42 feet. It will match what is now existing. The current D-1 sign will be removed.

A-3: way finding sheet dated Feb.3, 2017 (submitted)

A new D-1 ground sign will be installed to direct visitors to either 140 or 150 Park Avenue buildings. A number of new directional signs are proposed around the 150 Park Avenue site. A variance is needed for the building ID signage for 150 Park Avenue. It is 286 square feet. It does not exceed the 2% limitation but it does exceed the maximum 125 square feet. This is needed since the distance of 150 Park Avenue to Park Avenue is 1100 feet.

Mr. Lee summarized that the Urgent Care facility needs clear direction. He also stated that this is a single tenant building. There are no other tenants that will compete for signage.

Mr. Cannilla was concerned about what would happen if the tenant in the building was to change. He asked if language could be crafted so that the sign variance would not run with the land.

Both John Inglesino and Doug Henshaw stated that they would look into the matter.

Bob Michaels said that one of the variance proofs is that the nature of the use is a medical use.

John Buchholz asked about the "E-3" directional sign. He requested that it be looked at so that it is not placed in the site triangle. Mr. Lee stated that he will check all signage to be sure that it does not interfere with any site triangles. Mr. Buchholz also confirmed that the new ground sign that directs visitors to each building will have address numbers only.

Mr. DeAngelis opened the meeting to the public.

Bill Zuckerman, 12 Keyes Street. Which signs will be lit?

Mr. Lee stated that the G-1 and G-3 sign which are the building signs, will be lit from dusk to dawn.

Mr. Cannilla wanted a report from the attorneys on the question about the sign variance to be limited to this tenant.

There were no other questions. Mr. DeAngelis called for a motion.

140 Park Avenue -

Mr. Cannilla made a motion to authorize the attorney to prepare a positive resolution, second Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to authorize.

150 Park Avenue -

Mr. Buchholz made a motion to authorize the attorney to prepare a positive resolution, second Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to authorize.

On a motion duly made and seconded the meeting was adjourned at 8:35p.m.