

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
July 10, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 10, 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  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mrs. Anne Maravic  
Mr. John Buchholz (6:50pm)

**Members Absent:**

Mr. Michael Cannilla  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. Dean Donatelli, 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:**

1. **Blooming Spa & Nail, Inc.**  
187 Columbia Turnpike  
Block 1901, Lot 2

**Application #17SPW-12**  
change in tenancy

Applicant is seeking approval for a change in tenancy for a nail salon and spa.

Greg Meese, Esq. represented the applicant. Meng Liu, owner, and Cheli Li, her translator, were sworn in.

Mr. Meese stated that the space was formerly occupied by Marty’s Shoes. The 4000sf salon will provide manicure, pedicure, waxing, and massage services.

Mr. Meese noted that there was an approved application for a salon that was to occupy space in the lower level of the shopping center, however, that lease never moved forward and the use has been abandoned.

Ms. Liu confirmed the following statements by Mr. Meese. Ms. Liu owns a number of other salons. There will be no hair salon services offered. There will be 16 pedicure stations, 12 manicure stations, a drying area, 4 spa rooms, one double spa room, and 3 waxing rooms.

The hours are to be 9:30am – 7:30 pm. (Mon-Sat). Sunday hours are 10am - 6pm. There will be 10 employees at the salon from Monday to Friday. On Saturday and Sunday, there will be 15 employees. This includes a front desk person. Peak times for the business is on Saturday and Sunday, and all other days between 2pm – 4pm.

Questions were raised about why there are 60 chairs in the space. Greg Meese stated that there are 28 stations. Jane Margulies added that each station has two chairs; one customer and the technician so it is duplicated.

Greg Meese stated that they previously approved salon had 58 stations. Mayor Taylor disagreed and stated that there were only 27 stations in a larger space. Greg Meese said that it is in the resolution, but Mayor Taylor still did not agree.

Mr. DeAngelis asked how many customers would be in the salon during the busy times. Ms. Liu said about twenty. Mike DeAngelis questioned the parking space allotment and how that would work since it is lower than the number of customers and employees during peak times.

Mr. Meese said that the parking requirement is for the overall shopping center. Peak times are different for the different uses in a shopping center. Some stores have different hours or are closed during particular days and or times. Also, many people will visit multiple stores when they are parking at a shopping center. Mr. Meese said that parking is self-regulating and it will work. He noted that there had been a salon previously operating in the mall and there were no issues with parking.

Mr. DeAngelis still questioned the number of chairs in the space. Mayor Taylor said that it will not work. Mrs. Maravic asked if the employees carpool.

Cheli Li said that the employees carpool. He also said that that many customers use multiple services in the salon so there must be available chairs at the various stations.

Ms. Liu also testified that massage therapists are licensed with the state and that is verified prior to hiring them.

Signage has not been prepared yet, but will be compliant with the code.

Mike DeAngelis referred to Mike Sgaramella's report, stating that in the 2004 resolution that granted the parking variance, there were a lot of retail uses at the shopping center. Now there are many service businesses. He was very concerned with parking because of the more intense use and the Board must decide whether a new parking study is needed.

Greg Meese stated that the Board seems to assume that all of the parking spaces allotted will be used all of the time and that does not happen. The various uses balance out the parking demand. He used Pet Valu as an example, stating that they never have more than a couple of customers in the store at one time. Also, the Post Office is only open a half day on Saturday and closed on Sunday.

Mike DeAngelis asked if they had proof of a withdrawal of the salon that was approved in 2015. Mr. Meese stated that they can provide that.

Fred Krivant, property owner, was sworn in. He stated that both the salon and the children's gym that was approved have been abandoned and the leases were never signed. The 19,000 sf is unoccupied.

Gary Feith asked if a trip generation study is necessary at this time.

Bob Michaels felt that it was not needed at this time since the entire basement space is vacant. When a tenant comes forward for that space, it may be necessary for the study.

Ms. Liu confirmed that there is no medical waste, and any chemical based trash will be disposed of as per the Health Department requirements.

Dean Donatelli stated that there may not be enough information submitted for the Board to make a determination and expert testimony may be needed. They may need to come back with an amended site plan. There is a question about trash and also how the parking will work with other users.

Greg Meese disagreed and cited a Stop and Shop legal case on a parking requirement dispute. He asked Dean Donatelli what information he wants. They are not changing the site plan.

Bob Michaels stated that they have a variance for parking for 4.2 spaces per 1000sf. The ordinance treats personal service the same as retail. They are complying with the ordinance and there are no variances needed.

Carmen Cefolo-Pane said that if the peak business times are between 2pm-4pm, it could be very busy at lunch time.

Greg Meese stated that with the employees coming in one vehicle, the parking space allotment for that particular space is almost met.

Mr. DeAngelis asked if they are tied to the number of chairs. He asked if this was approved, would the Board be bound by that number for a future salon in that space.

Dean Donatelli asked if they would reduce the number of chairs.

Greg Meese asked Ms. Liu if they would consider that. Her response was that she would like her business to grow into this space. Mr. Meese stated that the former Salon "D" was very similar in size and there were no negative impacts.

Mr. DeAngelis and Mrs. Margulies said that it was a very different mall with different tenants when that salon was there.

Gary Feith said that in theory it sounds like it would work in a perfect world. He does not feel it is wrong, but he still is very concerned because of all the issues that cannot be enforced. What would happen if the employees cannot carpool?

Mark Taylor said that he would have concerns even if the proposal was half the size.

Jane Margulies asked if there are any industry standards on what the peak times for this use are.

Ms. Liu responded through her translator that they can control busy periods through discounts and specials during certain times.

Jane Margulies said that it is a packed parking lot during the lunch hours and nail salons can get busy as well. This is a big concern for her.

Mike DeAngelis asked Bob Michaels if there is a parking standard that other towns have for this use.

Bob Michaels said that different towns handle it differently. Many towns have the same standard that Florham Park uses. Some towns have a separate parking requirement for personal care services.

Mike DeAngelis added that there is a public safety factor that can be considered. He noted that snow removal will affect parking as well. He agrees that there is a certain amount of duplication in that one car trip can make several stops in a shopping center. The discounts can be used for later in the day. The applicant must have their eyes wide open.

Greg Meese believes that the Planning Board did factor in safety during the 2004 testimony that granted the variance. This is a shopping center and not a stand-alone beauty shop with its own parking lot. There are vacant spaces and busy spaces that always change.

Carmen Cefolo-Pane said that she has noticed that there are lots of cars in the parking lot when there are no stores open. She wants to know why. She thought maybe commuters are parking and leaving their car there all day while they catch the NYC bus. She said that the landlord should look into this.

Mr. DeAngelis said that it is an enforcement issue.

Fred Krivant stated that he is aware that there are vehicles parked there who are not visiting the shopping center. His staff leaves warning stickers on their cars when they see this happening that they will be towed.

Dean Donatelli said that the Board can require a full site plan if they choose to. There are safety concerns that would warrant a site plan.

Greg Meese objected and said that here is no need for a full site plan. The Florham Park code uses the same parking demand and this is a permitted use.

Gary Feith asked if the Board can authorize the attorney to write a positive resolution for consideration at the next meeting. This would give the Board an opportunity to check with the Borough Engineer about any other concerns and whether enough of the criteria has been met.

Mr. DeAngelis asked Mr. Feith if he was making a motion. He replied that he can do that. He formally made the motion.

Mr. Feith made a motion to authorize the attorney to prepare a positive resolution, second by Mrs. Maravic.

Roll: Feith, yes; Maravic, yes; DeAngelis, no; Margulies, no; Taylor, no; Cefolo-Pane, no; Guerin, no.

The motion was not approved.

Mr. DeAngelis verified with Dean Donatelli that some action by the Board must be taken.

Dean Donatelli suggested the option of denying the change of tenancy. He said that the Board can ask the tenant to come back with a full site plan review. There are special safety concerns here due to this use that the Board identified and the Board can request a full site plan.

Greg Meese objected for the record and again said that here is no need for a full site plan. He appreciated the information on different parking space requirements but noted they are complying with the Florham Park code. He added that this is a permitted use and there are no safety concerns mentioned. They are not modifying the site plan. Under the code, it has the same parking demand as the prior tenant.

Carmen Cefolo-Pane felt that more information was needed on the traffic flow of the parking lot to alleviate any concerns. She wanted a survey of peak times. The parking lot can get hectic but she understands that these are enforcement issues.

Greg Meese requested a five minute break to confer with his client.

*Break – 5 minutes*

Greg Meese stated that his client has agreed to reduce the number of pedicure stations from 16 to 14 stations.

Mike DeAngelis recommended that they reduce a lot more. He said that their testimony was that they don't have the business now but they would like to grow. They can always return to the Board to add more stations later if there are no issues.

Greg Meese said that they do not wish to reduce any further. They want a vote tonight so they can move forward.

The number of stations that is being proposed are 12 manicure stations and 14 pedicure stations.

Mr. DeAngelis called for a motion.

Mrs. Margulies made a motion to deny the application based on safety issues and lack of enough information, second by Mr. Guerin.

Roll: Margulies, yes; Guerin, yes; DeAngelis, yes; Taylor, yes; Cefolo-Pane, yes; Feith, abstain; Maravic, abstain.

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On a motion duly made and seconded the meeting was adjourned at 7:35p.m.

July 10, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
July 10, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 10, 2017 at 7:35 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  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mrs. Anne Maravic  
Mr. John Buchholz

**Members Absent:**

Mr. Michael Cannilla  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. Dean Donatelli, Esq. Board Attorney

**Approval of Minutes:**

4. **Approval of minutes from the June 26, 2017 meeting.**

Mrs. Cefolo-Pane 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:**

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|---|---|
| <ol style="list-style-type: none"><li>5. <b><u>23 Vreeland Road, LLC</u></b><br/>23 Vreeland Road<br/>Block 301, Lot 13</li></ol> | <b><u>Application #17SPW-2</u></b><br>sign variance |
|---|---|

Applicant is seeking approval for a ground sign exceeding the permitted square footage

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

**6. Coviello Brothers Greenhouse Property, Inc.**

48 Brooklake Road  
Block 4101, Lots 5, 6, 7

**Application #14MSD-2**

Applicant is seeking a one year extension of previously granted preliminary major subdivision approval.

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

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

**Preliminary & Final Site Plan and Subdivision:**

**7. 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 requested to be carried to the August 14, 2017 meeting.

Mayor Taylor made a motion to carry the application to the August 14, 2017 meeting. Applicant must re-notice if appearing. Second by Mr. Guerin.

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

On a motion duly made and seconded the meeting was adjourned at 7:45p.m.

Dated: July 10, 2017

Marlene Rawson  
Board Secretary