

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 12, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 12, 2017 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mrs. Anne Maravic
Mr. Martin Valenti (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Wyciskala, 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>Florham Park Sports Dome</u>
70-76 Passaic Avenue
Block 4202, Lots 4 & 5 | <u>Application #17SPW-7</u>
façade alteration |
|-----------|--|---|

Applicant is seeking approval for a façade alteration.
Carried from the May 22, 2017 meeting.

John Wyciskala, Esq. reminded the Board that at the May 22, 2017 meeting, they instructed him to prepare a positive resolution for this application, subject to submission of revised floorplans that match what was previously approved.

Richard Stewart represented the applicant. Irwin Kizel, architect for the project, remained under oath.

Mr. Kizel referred to drawing #A101-A – first floor plan. The drawing depicts a sports performance area and physical therapy area that are now separated. The stairs and elevator have been relocated but all else remains the same as initially submitted and approved. The square footage is still 25,000 square feet and also includes café, pro shop, kitchen. There are now two team rooms instead of three that are 200 square feet each. The common space includes lobby and mechanical rooms, totals 7672 square feet.

Mark Taylor confirmed that the elevator cab will accommodate a gurney.

Mr. Kizel referred to drawing #A102-A – second floor plan. Most of the second floor is open air to the downstairs. The remainder has been reconfigured and has less common space than before. There is a storage area, conference room, team room, restrooms, open office area and two private offices. They do not have any outside tenants that have leased office space at this time. There is still a viewing area to the dome. The total square footage has been reduced from 7,685 sf to 6,663 sf.

The meeting was opened to the public for questions.

Bill Zuckerman, Keyes Street. Does the building have sprinklers?

Mr. Kizel responded that the building is sprinklered but the dome is not as per UCC.

Mr. Wyciskala summarized the prepared resolution as well as a one year extension of approval to 4/27/18. It does not change what was previously approved except for these architectural changes.

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

Mr. Feith made a motion to approve the application and adopt the resolution, second by Mrs. Cefolo-Pane.
Roll: On a roll call vote all members present and eligible voted to approve the application and resolution.

2. SJ Personal Healthcare Advocates, LLC
30 Columbia Turnpike
Block 302, Lot 2

Application #17SPW-9
change in tenancy

Applicant is seeking approval for a change in tenancy.

Mr. Buchholz recused himself from this application.

Michael Sullivan, Esq. represented the applicant. This is for a space that is 11,070 square feet and was formerly occupied by a law firm.

Scott Leshin, owner of SJ Personal Healthcare Advocates, was sworn in. He testified that it is a medical billing business. The hours are from 9am to 5pm, with an occasional Saturday. There are 25 employees. They do not have visitors or client meetings. There are no deliveries to the site, other than office supplies periodically.

Mr. Sgaramella agreed that 40 parking spaces are adequate for this use. He noted that there was a parking variance that had been previously granted for the building.

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

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

3. **Ivy Rehab Network, LLC**
187 Columbia Turnpike
Block 1901, Lot 2

Application #17SPW-11
change in tenancy

Application is seeking approval for a change in tenancy (physical rehabilitation clinic).

Gregory Meese, Esq. represented the applicant. Kevin Galvin, Director of Facilities was sworn in. The space is in the Florham Village Shopping Center and is in the former Modern Athlete location. The business is a medical clinic which currently has 55 locations.

There will be four employees that will include three physical therapists and one receptionist. This is an "appointment only" business and they anticipate no more than four patients per hour. The hours are from 7am to 7pm, Monday to Saturday.

The space will have a waiting area, break room, enclosed storage and office areas and an open treatment room. The size of the space is 2881 square feet inclusive of the common space. A sign permit will be submitted separately and will comply.

Mr. DeAngelis asked if the area is handicapped accessible since the patients will have different degrees of physical limitations. Mike Sgaramella responded that the area is handicapped accessible with several ramps in the vicinity. He also verified that the parking variance will not be affected by this use.

Mark Taylor asked that the shopping center owner, Fred Kruvant come to the front of the room. He informed him that he has observed employees from the adjacent professional building parking in the rear parking lot of the shopping center and walking across the street to work. Mr. Kruvant was not aware of that. He also pointed out that Panera Bread now has a signed and designated space for delivery vehicles. This was not approved and must be removed. Mr. Kruvant agreed and will address these issues.

Joe Guerin stated that they did a good job on the parking lot repaving.

Gary Feith reminded the applicant that there is no parking on the drive aisle even for drop-off.

Mr. Guerin added that he wants to see the trash pick-up hours noted and employee parking issue addressed.

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

Mr. Guerin made a motion to approve the application, second by Mr. Feith.

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 7:10p.m.

June 12, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
June 12, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 12, 2017 at 7:10p.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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mrs. Anne Maravic
Mr. Martin Valenti 1st Alt)

Also Present:

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

Approval of Minutes:

11. Approval of minutes from the May 22, 2017 meeting.

Mr. Feith made a motion to approve the minutes, second Mr. Guerin

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

Resolution of Approval:

7. **Hanover Associates**
83 Hanover Road
Block 201, Lot 6

Application #17SPW-8
change in tenancy

Applicant is seeking approval for a change in tenancy.

Mr. Feith made a motion to approve the resolution, second Mr. Guerin

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

Ordinance Review:

8. Ordinance #17-12

"An Ordinance of the Mayor and Council of the Borough of Florham Park in the County of Morris, State of New Jersey to Establish a Regulatory Framework for the Review and Consideration of Applications to Install Telecommunications Facilities Within the Public Rights of Way"

Bob Michaels gave a summary of the intent of the ordinance. This relates to telecommunication franchises who are proposing "small network nodes" in order to supplement their larger antenna polygons. The nodes are typically placed on utility poles located in the Borough right of way.

The ordinance provides a regulatory framework for these requests if they are proposed in the Borough right of way. The Borough Council will make the determination if the applicant meets the standards. They will need permission of the owner (poles are typically owned by utility companies). They are subject to fees, and review and approval by the construction official. The nodes can be no higher than 5ft above the pole.

A new pole can only be 115% of the average height of poles within a 500ft radius. If a new pole is proposed, there is a requirement of public notice of property owners within 200 feet.

Nodes proposed on private property are still subject to Planning Board approval (if a permitted use) or Board of Adjustment approval if the use is not permitted or does not meet the standards. Both Boards have heard these applications in the past and are familiar with the subject matter.

These node applications are small and much less visible than large antennas on monopoles. Nodes are necessary because demand for data is too high and must be off-loaded. The large antenna systems can no longer handle the data traffic load.

Mr. DeAngelis was concerned with the timing of this ordinance review asked that any land use ordinances that are referred to the Planning Board be received with enough time to review and amend if needed.

Mr. Buchholz asked if the public notice must be postmarked 10 days prior to the Council meeting. The ordinance did not seem clear on that.

John Wyciskala said that he would draft the letter of endorsement of the ordinance and recommend that the ordinance clarify the public notice requirement.

Mr. Buchholz made a motion to endorse the ordinance, second by Mr. Feith

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

Site Plan:

9. **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 June 26, 2017 meeting.

Mayor Taylor made a motion to carry the application, second by Mr. Feith.

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

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

Marlene Rawson
Board Secretary

June 12, 2017