

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 26, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 26, 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. Joseph Guerin
Mrs. Anne Maravic
Mr. John Buchholz

Members Absent:

Mr. Michael Cannilla
Mr. Gary Feith
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>23 Vreeland Road, LLC</u>
23 Vreeland Road
Block 301, Lot 13 | <u>Application #17SPW-2</u>
sign variance |
|-----------|--|---|

Applicant is seeking approval for a ground sign exceeding the permitted square footage Carried from the March 27, 2017 meeting with no further notice.

Steven Schaffer, Esq. represented the applicant. He reviewed the application up to this point. Principal owner Peter Schofel and Bruce Fish, sign designer were present and previously sworn in. They have already testified.

Michael Tobia, planner was sworn in. He stated that the size of the sign will change slightly.

A-3: close-up photo of existing sign

A-4: photo of sign in relationship to the building

Mr. Tobia stated that the building has 282 parking spaces and two driveway entrances/exits that circulate around the building. The current sign is 24sf and is located near the inbound only driveway as pictured on Exhibit A-3. Exhibit A-4 depicts the building. It is 71,000sf and is a multi-tenant building. There are currently 18 tenants with a potential for 21 tenants.

Mr. Tobia referred to exhibit A-1 existing and proposed sign. They will re-use the numbers and the lighting from the existing sign and have panels for a maximum of 6 tenants. This will be for the larger tenants in the building.

The original request was for a 48sf sign. They have reduced the sign and are now asking for 40sf. They shortened the length of the sign by two feet in order to achieve this. The dimension of the sign that is being requested is now 4ft x 10ft. The sign will be placed 10 feet from the right of way and will be 5'6" high (inclusive of the base) where 8 feet height is permitted. The variance is for size only.

A-5: revised sign with new size (40sf)

The square footage includes the decorative lattice top where there is no copy. The current sign is placed 19.8ft from the right of way line. The new sign will be 10 feet from the right of way line. It will not affect site triangles.

Mr. Tobia explained that this is a C-2 variance. The property is unique in that it is multi-tenanted. Most buildings in the area have single tenants. It is a struggling market for office use and they are asking for tenant identification for their major tenants in the building. The major tenants would be those that occupy 7% - 20% of the building space.

Many signs on Vreeland and Fernwood are larger in area and Mr. Tobia gave a number of examples of oversized signs.

Mr. Tobia reiterated that there is a weak demand for office space and high demand for residential use. This is creating increased pressure to redevelop these areas. It is a planning benefit to reduce the vacancy by allowing a sign of this size.

Mr. Tobia stated that the requested sign is harmonious with what is existing in the area. A compliant 24sf sign is rare and most signs are larger. The larger sign will help with ease of identification and safe travel. Although GPS and smart phones can help with directions, it is an added validation that one has arrived at the intended destination.

Mr. Tobia went on to say that there are very large parcels (5 acres) in the Vreeland/Fernwood Road section. There is expansive amounts of space between signs and no evidence of sign clutter which would be considered a detriment.

Mr. Tobia compared a 24sf sign in the B-1 zone. He stated that it is a much different situation since the businesses are much closer together and sign clutter could be a factor.

The requested sign meets the setbacks and height. It is internally illuminated and will be out by 10pm. There will be a light glow fully concealed that is along the lattice and it will be out by 10pm. He believes that there is a valid purpose because there should be flexibility in the office industry due to downsizing and telecommuting .

Bob Michaels verified with Mr. Tobia that there are many inquiries being made about a residential use. He also confirmed that the ground sign will have halo lighting behind the numbers in addition to ground mounted. Mr. Tobia also said that the 1'6" base is not counted in the size measurement. The background of copy is what is measured as per the ordinance.

Mr. Tobia concluded that this is not a large and flashy sign. It is not cluttered and not close to the street. It would not be considered bad signage and not detrimental to the public good.

Carmen Cefolo-Pane asked if there is a lease agreement that was agreed upon. Mr. Schofel responded that there is a lease agreement subject to this approval.

Mr. DeAngelis thought that the sign was very attractive.

Mr. Wyciskala reviewed the conditions. There is a maximum of 6 tenant names. The lights will be out by 10p.m. Mr. Sgaramella recommended that the street number will remain illuminated all night for emergency purposes.

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

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

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 7:15 p.m.

June 26, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
June 26, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 26, 2017 at 7:15 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. Joseph Guerin
Mrs. Anne Maravic
Mr. John Buchholz

Members Absent:

Mr. Michael Cannilla
Mr. Gary Feith
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 June 12, 2017 meeting.

Mrs. Cefolo-Pane made a motion to approve the minutes, second by Mr. Guerin.

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

Resolution of Approval:

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

Application #17SPW-9
change in tenancy

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

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

8. **Ivy Rehab Network, LLC** **Application #17SPW-11**
187 Columbia Turnpike
Block 1901, Lot 2
change in tenancy

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

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

Extension of Approval:

9. **Coviello Brothers Greenhouse Property, Inc.** **Application #14MSD-2**
48 Brooklake Road
Block 4101, Lots 5, 6, 7

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

Justin Calta, Esq. represented the applicant. This is a request for a one year extension of approval granted on June 9, 2014 for a subdivision that created 25 lots. These lots included 23 building lots, a sewer pump lot, and a wetlands lot. All permits have been obtained. They are awaiting a technical review of their treatment works permit.

John Wyciskala explained that the original approval offers protection from zoning changes for a period of three years. The applicant is entitled to two (2) one (1) year extensions beyond that. Bob Michaels stated that there are no changes to the zoning of this property at this time.

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

Mrs. Cefolo-Pane made a motion to grant the extension of preliminary approval, second by Mrs. Margulies.

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

Preliminary & Final Site Plan and Subdivision:

10. **Pulte Homes of NJ** **Application # 17SP-3 & 17MSD-2**
86 Park Avenue
Block 1401, Lot 1.06
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 July 10, 2017 meeting.

Mayor Taylor made a motion to carry the application to July 10, 2017, second by Mr. Guerin.

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

Preliminary & Final Site Plan

11. **B & B Associates, LLC (Lightbridge Academy)** **Application #15SP-7**
165-167 Ridgedale Avenue
Block 1906, Lots 12 & 13
preliminary & final site plan

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

Applicant requested to be carried to the December 11, 2017 meeting. Applicant has granted an extension of time for the Board to act.

Mrs. Margulies made a motion to carry the application to July 10, 2017, second by Mr. Guerin
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 7:30p.m.

Marlene Rawson
Board Secretary

June 26, 2017