

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

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 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
Mayor Mark Taylor
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mrs. Anne Maravic
Mr. John Buchholz

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
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:

None

On a motion duly made and seconded the meeting was adjourned at 6:35p.m.

March 13, 2017

Marlene Rawson
Board Secretary

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

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 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
Mayor Mark Taylor
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mrs. Anne Maravic
Mr. John Buchholz (6:45pm)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
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:

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

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

Site Plan

Rock GW, LLC
86 Park Avenue
Block 1401, Lot 1.06

Application #17SP-4
preliminary and final site plan

Applicant is seeking approval for the construction of supportive and special needs housing.

Douglas Henshaw, Esq. represented the applicant. The location of the project is at the Green at Florham Park. It is an 8 acre lot that was subdivided off of lot 1.06 which is the residential component of the General Development Plan. The applicant is proposing supportive housing that promotes independent living for the developmentally disabled. It is 100% affordable.

There is only one variance needed with this application for the height of a retaining wall.

Gina Plotino, Vice President of Programs and Operations for the Bergen County United Way, was sworn in. She supervises and oversees quality assurance, the application process, tenant selection, and communication.

A-1: Bergen County United Way organization overview

This projects will have 102 residents that have developmental disabilities such as down syndrome, autism, or multiple sclerosis. These residents will be able to live independently and will go to work, school, day programs and volunteer activities.

The housing development will be comprised of 36 two bedroom units, 26 one bedroom units, and one group home that will have four residents.

Eligibility for tenant selection will require a medical certification of disability. They must meet the HUD guidelines for income. Residents must also have a service plan that will identify what minimal support is needed for them. All service providers must be credentialed. Tenants from the immediate and surrounding area are preferred because their circle of support is close by.

Group home residents will be referred by the NJ Development on Disability. Also, Fairleigh Dickinson University has a "Compass" program which involves courses for individuals with autism and they will be contacted for referrals.

All other openings will be filled via a lottery process since there are always many more applications than available units.

The group home has 24/7 supervision broken into 3 shifts. All other housing units will have a staff members available for only portions of the day or weekends. The housing service coordinator will be available 24/7 and also will monitor quality assurance.

Safety and security will be managed by cameras, lighting and periodic fire drills. Residents will become familiar with the EMS personnel in the community. This will be accomplished by inviting them to a monthly tenant meeting, or by touring the various EMS departments.

There are 67 parking spaces included and parking will not be a problem. Their experience is that only one in ten residents will require a parking space. Many residents will utilize Morris County Community Transportation, UBER, or Access Link for transportation. They will also use family members or their own support system.

Board members questioned the number of emergencies that arise in these communities. Ms. Plotino stated that the issue has been raised many times and she reported that there is no increase in the number of calls in these developments.

Bob Michaels' asked what the typical age range is. Ms. Plotino said that it is from 21 years to 62 years. They do not take anyone under the age of 21 because of the school supports that are still available to that age group.

Bergen County United Way participates in active marketing and will send notifications out to area developmental services that are involved with the disabled. Mr. Cannilla was concerned because this community is larger than any of the others that they built. He asked whether they could have any problem filling it up with individuals from the local and surrounding towns.

Ms. Plotino replied that there are 8000 people on the waiting list and there will be no problem with finding residents. Many area residents have already contacted her about this project. She expects that all the residents will come from a 10 mile radius.

Mr. Cannilla stated that some will not be suitable candidates for this type of project. Ms. Plotino said that New Jersey has the highest number of babies born with autism (1 in 95). She is confident that there is an appropriate pool of candidates.

Mr. Cannilla asked if they have any data on EMS calls at existing developments. Ms. Plotino stated that out of a total of 228 units, EMS has been utilized about 4 or 5 times.

Mrs. Maravic asked if there are any managers or directors on the premises. Ms. Plotino said that they are only in the group home.

Mr. DeAngelis asked what happens if there is an emergency with a resident. Ms. Plotino said the resident would react much the same way that anyone would. They have roommates that would be able to respond. They also have their circle of support in place who could be contacted. They rely on each other.

Mr. DeAngelis asked if they have Medicaid, Medicare, or private insurance. Ms. Plotino responded that the residents would have any one of those carriers. This is verified as part of the application process.

Mr. Cannilla thought that maybe an onsite support system would be a good idea, as in a housing service of some sort.

Ms. Plotino stated that scenario acts as a second level of support. This is an independent living setting. The first level of support will come from the tenants or maybe a family member. We are the second level of support only. The residents must be able to live independently as part of the screening process.

Mr. Feith felt that this could increase the number of calls that the EMS receives.

Mr. DeAngelis stated that this is a large project and he is also not convinced that they can be sure that it won't have an impact on the emergency services.

Ms. Plotino said that they could possibly be able to designate the overnight staff member in the group home be the support during the night and will take the Board's concerns under advisement.

The meeting was opened to the public for questions.

Susan Uziel-Fusi, 116 Hempstead Court, Madison. Because of the size, she had questions on what the buildings will look like.

Mr. Henshaw stated that those questions will be for the architect.

Dan Lee, Engineer for the project, was sworn in.

A-2: Revised Master Plan for the Green at Florham Park dated 2/28/17

A-3: Colorized site plan (C-5) dated 2/28/17

Dan Lee described the location of the site. It is on the southernmost side of Block 1401, and is bordered by Madison. It was recently subdivided off of Lot 1.06 and is proposed to be Lot 1.09. The topography reveals a west to east slope with a grade differential of up to 18 feet. There is no tree removal planned.

A letter of interpretation has been submitted to the DEP to fill .5 acres of wetlands. They anticipate that this will be approved by the DEP.

Access to the site is via Park Avenue. There are 12 dwellings of several configurations. Eight of these dwellings are identical and there is one shared group home.

The site will be 55% landscaped. There is a variance needed for the height of retaining walls. The highest point of the retaining walls is 12 feet. A level site is needed for ADA accessibility which is the reason for the retaining walls. The site is all ADA compliant including driveways and sidewalks.

They are providing 67 parking spaces. They are required to have eleven ADA spaces and they are providing twenty-eight. Some will be van accessible.

The retaining wall will not be seen from Park Avenue since Park Avenue is at the higher grade. There will be a split rail fence that will be backed with wire mesh that will run along Park Avenue in front of the retaining wall. The area will be heavily landscaped as a further barrier.

The storm water from this project is proposed to connect and discharge to the detention system that will be designed for the Pulte residential development. All units will have sprinklers and KNOX boxes. There are 298 trees and more than 1000 shrubs existing and there is no tree removal planned.

The lighting will match the Pulte residential development with wall sconces and decorative light poles. The flag pole at the group home will be for the U.S. flag only.

The Patriot's Path can be extended through the development but County input is needed. Mike Sgaramella confirmed with Dan Lee that the path can be constructed to behind the Building #11 which is at the property line of the Pulte development. Dan Lee stated that if some separation between the Patriot's Path and supportive housing development is needed, it may likely be a fence.

Doug Henshaw said that this development is linked to the Pulte residential development and Pulte must build the sanitary sewer and storm water systems.

Mike Cannilla asked about the 2 foot berm along Park Avenue and why all the screening is needed along Park Avenue. Doug Henshaw stated that the heavy landscape screening is something that Madison officials requested and became part of the litigation settlement.

Bob Michaels noted that there are two refuse areas at the north and south end of the development. It seems to be far from the middle section. It was stated that there are a number of units that will have individual curbside pick-up of refuse.

Bob Michaels asked if the site will need to be filled. Dan Lee replied "yes" and added that if offsite fill is brought in, it will be certified. They hope to use onsite material. Tree wells will be constructed to protect the existing trees.

The breakdown of units is as follows: three buildings containing 6 units each, eight buildings containing 3 units each, building 10A contains 10 units, building 10C contains 11 units.

John Buchholz asked why they are designating 32 handicapped spaces when they only need eleven. He noted that it leaves few regular spaces and there is no street parking. He thought that visitor parking could become a challenge if someone was having party or on holidays.

Dan Lee stated that he will look at the plan again.

The meeting was opened to the public for questions.

Susan Uziel-Fusi, 116 Hempstead Court Madison. She feels that her neighborhood will not be adequately screened from the development and wanted more landscaping, especially near Building 11. She also wants the sidewalk extended to Realogy.

Dan Lee responded that there will be substantial screening provided near Building 11 as a buffer. He said that the sidewalk will be extended to Realogy.

Anne Clarke, 242 Plymouth Court, Madison. She was concerned about the freshwater wetlands permit to fill the ditch on the site. She stated that she did not want the runoff to affect her neighborhood.

Dan Lee stated that there is a 2700 square foot area that they requested permission from the DEP to fill. There will be no impact and all drainage from the site will drain to the Pulte site and be managed there.

Mary Shergott, 208 Park Avenue, Madison. She asked who is responsible for the landscaping and maintenance.

Dan Lee replied that the Bergen County United Way will be responsible.

Michael Scro, architect, was sworn in. He described the housing units.

A-4: rendering of 5 person unit (8 buildings)

The unit is 1.5 stories high. The second floor is for storage purposes and heating/cooling systems only and will not be living space. It is single floor living. Each unit will act as an apartment style living with a bedroom and living space. Regarding storage space, the typical resident in this type of living does not require lot of storage space.

The exterior design and finishes are farmhouse inspired. They will use quality products and will feature dormers and bump-outs and will fit into the neighborhood. There are no definite fronts or backs to these buildings.

A-5: rendering of 4 person group home

The group home is designed to have one shared living space but separate bedrooms for each resident.

A-6: Building 6 exterior rendering

A-7: Building 10 exterior rendering

All homes are barrier free. Elevators will be non-encumbered and perpendicular to the wall. The refuse area will be designed to be somewhere off the front porch in an enclosure.

Buildings #5B and #10B will be for common areas for tenant events. They will have a separate kitchenette and a rest room.

Mike Cannilla asked how many residents would likely have mobility issues. He also asked if there could be couples. Ms. Plotino stated that out of 102 beds, they expect that possibly 10% would have problems with mobility. She stated that in her experience, have been no couples residing in any of their developments. However, it is possible that a couple could qualify for a one bedroom unit.

The meeting was opened to the public.

John Fusi, 116 Hempstead Court, Madison. He felt that a 4 foot fence along Park Avenue was too low and could be dangerous.

Dan Lee stated that the fence is a 4 foot split rail fence that has a wire meshed backing. There is a berm in front of it and it will set back 10 feet from the sidewalk.

Mr. Lee stated that there is no planning testimony that will be presented. The only variance is for the height of the wall. The nature of the development calls for a flat surface. It is a C-1 variance and an engineering issue.

Susan Uziel-Fusi, 116 Hempstead Court, Madison. She asked that they continue to integrate the buildings with the community and the area residents.

Mr. Henshaw indicated that their testimony is complete. Mr. DeAngelis said that he preferred to carry the application to the next meeting so the Board can have a final review of the application and address any other questions.

Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to carry the application to the March 27, 2017 meeting with no further notice, second Mr. Feith.

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

5. **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.

Douglas Henshaw, Esq. represented the applicant. Jim Mullen, in-house counsel for Pulte Homes, and director of land development was sworn in.

Mr. Mullen gave a brief overview of their product. He stated that Pulte Homes is a national homebuilder that has merged with Del Webb. They have developed many active adult (55 and older) communities in New Jersey.

A-1: preliminary major site plan and subdivision, colorized.

The completed community will have 100 single family homes, 136 townhomes, and 189 stacked condominiums. There will be an affordable housing component to this project. There will be 18 affordable units included in the stacked condominiums. All units are for sale only. There are no rentals.

It is a gated community that will have private roads. It will be managed by a master association that will oversee the roads, landscaping and common areas. There is also a 15,000sf clubhouse that will include indoor and outdoor pools. A separate, additional management association will supervise the services that are exclusively related to the townhouses and condominiums.

This community will handle the construction and delivery of drainage, sanitary sewer, electric and gas services for the adjacent supportive housing project.

The certificates of occupancy will be tied to the supportive housing project as well.

Preliminary and general price points are expected to be in the following ranges:

Single family home:	\$600,000 - \$700,000
Townhome:	\$500,000 - \$600,000
Condominium:	\$300,000 - \$400,000

Mr. DeAngelis thanked Mr. Mullen for the introduction and asked for a motion to carry the application to March 27, 2017 meeting as requested by Mr. Henshaw.

Mayor Taylor made a motion to carry the application to the March 27, 2017 meeting with no further notice, second Mr. 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 9:45p.m.

Marlene Rawson
Board Secretary

March 13, 2017