

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
May 22, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 22, 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. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin

**Members Absent:**

Mrs. Anne Maravic  
Mr. John Buchholz  
Mr. Martin Valenti 1<sup>st</sup> 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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| <b>1.</b> | <b><u>23 Vreeland Road, LLC</u></b><br>23 Vreeland Road<br>Block 301, Lot 13 | <b><u>Application #17SPW-2</u></b><br>sign variance |
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Applicant is seeking approval for a ground sign exceeding the permitted square footage  
Applicant requested to be carried to the June 26, 2017 without further notice or publication.

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

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| <b>2.</b> | <b><u>Florham Park Sports Dome</u></b><br>70-76 Passaic Avenue<br>Block 4202, Lots 4 & 5 | <b><u>Application #17SPW-7</u></b><br>façade alteration |
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Applicant is seeking approval for a façade alteration.

Richard Stewart, Esq. of Lasser Hochman represented the applicant. He stated that this application is for a façade alteration to a previously approved site plan (April 2015).

Michael Lanzafama, PE, was sworn in and gave a brief history of the site. It was the site of a former recycling and storage business that is now approved for a recreational sports center.

The changes include the removal of the canopy on both the concession building and the ice rink. For cost reasons, they were removed. All of the bulk standards including front yard setback, side yard setbacks, building and lot coverage remain unchanged from the original approval. The lighting and landscaping, and parking space numbers all stay the same.

Mike DeAngelis asked if the flat roof will affect snow load. Mr. Lanzafama stated the mansard roof element that is being removed was decorative and the roof area behind that was always flat. There is no change in the calculations and the fire service will not change.

Irwin Kizel, architect for the project, was sworn in and described the changes.

A-1: rendering of building both ground level view and bird's eye view

Mr. Kizel stated that the size of the building is the same. The roof is flat and the sides are "tilt-up" concrete panels. This means that they are made of poured concrete and then tilted up into place. The exterior color scheme will be dark and light tan walls with gray accents. The cultured stone base and the mansard roof will be removed. The canopy will also be removed.

The building is fireproof and fully sprinklered. It is designed to conform and will comply with all UCC codes. There are some minor interior changes to the partitions that will be made to more closely suit the user's requirements. The height of the building is now 33 feet high. The ice rink is also being changed to match the concession building. The canopy will be removed from the ice rink as well.

Jane Margulies asked if the size of the large party room is to change. Mr. Kizel responded that it will not change.

Mayor Taylor confirmed that the office area on second floor has changed slightly and Mr. Kizel agreed that there are a few minor changes.

Mr. Cannilla reminded the applicant that there was lengthy discussion on parking that was part of the original application testimony. The original building floor plan for the second floor indicated private office space and team cubicles for visiting teams and coaches, plus a storage area. Now the 2<sup>nd</sup> floor plans are depicting a lot of office space. In addition the lower level was depicted as a private training space and a physical therapy area but now has now become unidentified open space for future tenants. Who are these tenants? What is the parking load?

Mr. Kizel stated that his position is that there is no change from the prior testimony.

Dave Conklin, principle and part owner, was sworn in. In response to Mr. Cannilla's observations, the 2<sup>nd</sup> floor is to be used for private office space and coach space. The first floor is the same.

Mr. Cannilla said that now there is open space for future tenant space. He asked how this will affect the parking load.

Mr. Kizel said that usage and square footage stays exactly the same.

Dave Conklin stated that the lower level space is for weight training areas and physical therapy areas.

John Wyciskala asked what the testimony was in the 2015 application.

Mr. Kizel and Mr. Conklin both stated that the uses are the same as before. Mr. Wyciskala verified that is their testimony.

Mr. Cannilla again pointed out that the plans do not match.

Mr. Kizel responded that this is an amended plan. But the uses are all the same. They will abide by their testimony from 2015 with respect to uses.

Mr. Cannilla said that in 2015, Mr. Conklin's partner was the user. The testimony at the time was that since your partner was also the user of the space, he could control any parking problems by his own schedule modifications. There also seems to be a square footage addition on the second floor now.

Mr. Conklin said that there was always physical therapy and also athletic training. We just separated the areas. He also said that there is no change in square footage.

Mr. Stewart added that the Board cannot expect that the same operator would be there forever. He suggested that the occupancy numbers can be put in the resolution.

John Wyciskala asked if these areas are to be subleased. There is labeling confusion for tenant space and the plans should be revised.

Mr. Conklin admitted that a Livingston lacrosse club is renting office space in addition to field time in the dome.

Bob Michaels stated that originally the Board was primarily concerned with the events that would be held and not the individual users.

Mr. Stewart noted that they have excess parking on site. They are providing 306 spaces and they are only required to have 243 parking spaces.

Mr. Cannilla pointed out that the plans seem to depict that the former open and shared spaces plus storage spaces are now divided. He was concerned about the possibility of renting these office spaces to outside users. This was not discussed at the original hearing. Also storage space had no parking load.

Jane Margulies verified that Livingston Lacrosse Club will have that specific office exclusively and it will not be available to any other team. In other words, if they are not there, then the space would be unoccupied. The size of the space is 2103 square feet.

Mr. Conklin also confirmed that common space would be used only when the coaches are coaching. This is during the day when there is a lower parking demand.

Mr. DeAngelis asked if Livingston Lacrosse is the only outside tenant that would have continually rented space. Mr. Conklin confirmed that.

Mr. Cannilla is still concerned with outside tenants using the site particularly when the dome is in use. This is in conflict with their former testimony. Now there is a sports team use, physical therapy, sports training. He asked how all the operations would be controlled.

Mr. Stewart said that issue can be controlled with a lease agreement. They are near an agreement with someone for the physical therapy room.

Mr. Kizel said that he can re-label the plans with the specific use. If the use changes, the applicant must return to the Board.

Mr. Stewart was still concerned about limiting space to a particular user. He felt that it would be better to limit it to a number.

Mr. Guerin agreed that a sole operator is different and there is easier control. He questioned how outside tenants could be restricted on when they can and cannot utilize the space.

Mr. DeAngelis agreed that there are safety concerns now. The former testimony was that that operators would be the users and they would easily manage their schedules to accommodate the dome use schedule. He added that if they lose business due to parking problems, then they will have to make changes.

John Wyciskala stated that any outside tenant must abide by the original resolution. Any new tenant must notify us. This was not meant to be a multi-tenanted facility and we should be notified if and when a change in operator happens.

Mr. Cannilla said that there was a lot of discussion during the original application on safety due to the numbers of children that will be present. They must meet their testimony of 2015 and have control of all spaces whether they are outside tenants or not.

Both Mark Taylor and Mike Sgaramella agreed that the 2015 plan (A200) should lay over this new plan (A101) and match. It should be labeled with the specific uses.

Mr. DeAngelis confirmed that the elimination of the portico will not affect parking. He reminded the applicant that they already have approval for the porticos. If they decide to add back the portico later, they will need to reapply to the Board.

Mr. Kizel stated that he can make the changes to the plans subject to the approval of the Board professionals.

The Board preferred to see the plans first and any additional testimony on how they will coordinate the tenants before voting on the application.

John Wyciskala said that he can prepare a positive resolution for approval and memorialization by the Board at the next hearing. He will also add a one year extension for your development approvals.

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

Mr. Guerin made a motion to carry the application to the June 12, 2017 meeting, second by Mrs. Margulies  
Roll: On a roll call vote all members present and eligible voted to carry the application.

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

**Application #17SPW-8**  
change in tenancy

Applicant is seeking approval for a change in tenancy.

Steve Schaffer, Esq. represented the applicant. He explained that the property is in the C-1 zone where medical use is permitted. The new tenant will occupy 4869 square feet of the building.

Maria Ulmer, Chief Operating Officer, was sworn in. She stated that the office is presently located at 256 Columbia Turnpike and has been there for 16 years, but want a better environment. They are a voluntary outpatient facility, offering counseling services for individuals with substance abuse problems. They offer coping skills and counseling for individuals so that they can function at a high level. Sessions are available for individuals, families and small groups. They also provide resource services for the local schools.

The interior space will be comprised of 3 clinical offices, exam room and reception area. The staffing will include a physician, nurse practitioner, medical assistant, licensed counselor and administrative staff. There will be 6 staff members on site at any one time.

The small group sessions will be for 4-6 patients, and there will be no more than two groups at one time. The exam room would be for the physician primarily for med management. Hours of operation are from 8am to 9pm, Monday through Friday, and Saturday from 8am to 3pm.

The parking on site is sufficient and the 22 spaces provided is the maximum that they would need. Deliveries are typical US Mail, Fedex, UPS.

They will add a rear door to the space that will open directly to the exterior of the building. This will not only provide easier access to the rarely used parking field in the rear, but also provide a certain degree of privacy for the patients.

There are no signage changes, except for a sign decal that would be placed on the new exterior door.

Mike Sgaramella stated that there are no parking problems at the site, and it was reported that the building is 80% full.

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

Mr. Cannilla 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.

On a motion duly made and seconded the meeting was adjourned at 7:50p.m.

May 22, 2017

Marlene Rawson, Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
May 22, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 22, 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  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin

**Members Absent:**

Mrs. Anne Maravic  
Mr. John Buchholz  
Mr. Martin Valenti 1<sup>st</sup> 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 May 8, 2017 meeting.**

Mrs. Margulies 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:**

5. **COWI North America, Inc.**  
25B Vreeland Road  
Block 301, Lot 4

**Application # 17SPW-6**  
change in tenancy

Applicant is seeking approval for a change in tenancy.

Mr. Feith 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. **Klein Florham Park**

**Application # 17SP-5**

176 Columbia Turnpike  
Block 804, Lots 1 & 2

preliminary and final site plan

Applicant is seeking approval for parking lot modifications and restriping.

Mayor Taylor said that he is very disappointed in the lack of control that continues in the parking lot of shopping center. Trucks are still delivering in the front of the stores all day long. There is also outdoor storage of food and loading materials going on behind Trader Joe's on a daily basis. He said he sees no change in the situation even after the management assured the Board that they would take action during the application hearing.

Mike Sgaramella said that the FP Police can address the illegal parking violations. It is an enforcement matter. The health department can also send violations to Trader Joe's for the outdoor storage. Mayor Taylor said that he realizes it is difficult, but he noted Regency Plaza has a property manager out patrolling their parking lot to keep the lanes clear of any vehicles.

John Wyciskala stated that he will contact their attorney, Barry Mandelbaum and apprise him of the situation. He believes that Barry Mandelbaum will personally contact Mr. Klein with the concerns.

Mr. DeAngelis called for a motion.

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.

#### **Site Plan:**

**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 requests to be carried to the June 12, 2017 meeting without further notice or publication.

Mr. Cannilla stated that the application has dragged on for quite some time and thought that the interested public may have lost track or interest in the application. The Board Secretary stated that she gets calls from a number of people on the meeting day and they are informed that the application is to be carried so they do not have to come to the meeting.

Still, Mr. Cannilla would prefer to honor their request to carry to the June 12, 2017 meeting without further notice, but if the applicant is not going to proceed on June 12<sup>th</sup>, they would be required to re-notice for the new date.

Board members agreed that new notice seems to be appropriate if they are not moving forward on June 12<sup>th</sup>.

Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to carry the application to June 12, 2017 without further notice, with the stipulation that new notice is required if the application does not proceed on that date. 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 8:15p.m.

Marlene Rawson  
Board Secretary

May 22, 2017