

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
May 8, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 8, 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

Members Absent:

Mr. Michael Cannilla
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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| 4. | <u>23 Vreeland Road, LLC</u>
23 Vreeland Road
Block 301, Lot 13 | <u>Application #17SPW-2</u>
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 May 22, 2017 meeting without further notice or publication.

Mayor Taylor made a motion to carry the application to May 22, 2017, second Mr. Guerin.
Roll: On a roll call vote all members present and eligible voted to carry the application.

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| 5. | <u>COWI North America, Inc.</u> | <u>Application # 17SPW-6</u> |
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25B Vreeland Road
Block 301, Lot 4

change in tenancy

Applicant is seeking approval for a change in tenancy.

Christopher Quinn, Esq. represented the applicant. He gave an overview of the tenant change. Cowi North America is an engineering firm that will occupy 9115 square feet of office space on the third floor. There will be 40 employees initially, and a maximum of 54 employees. If they increase beyond that, they will need more floor space.

They have regular business days and hours. There are occasional client visits to the site. There will be one additional HVAC unit installed on the roof.

Mark Claasen, principal of Cowi North America, confirmed the statements made by his counsel. He added that many employees are commuters utilizing mass transit and they are looking into a car service from the train station to the site. Also, visiting clients will travel by mass transit for the most part.

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

Mrs. Margulies made a motion to approve the application, second Mrs. Cefolo-Pane.

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 6:45p.m.

May 8, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
May 8, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 8, 2017 at 6:45p.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 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 April 24, 2017 meeting.

Mr. Guerin made a motion to approve the minutes, second 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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| 7. | <u>23 Vreeland Road, LLC</u>
23 Vreeland Road
Block 301, Lot 13 | <u>Application #17SPW-4</u>
change in tenancy - <i>BenefEx</i> |
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Applicant is seeking approval for a change in tenancy.
Mr. Buchholz 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.

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| 8. | <u>Hanover Associates</u> | <u>Application #17SPW-5</u> |
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83 Hanover Road
Block 201, Lot 6

change in tenancy – *IGEA*

Applicant is seeking approval for a change in tenancy.

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

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

Site Plan:

9. **Klein Florham Park**
176 Columbia Turnpike
Block 804, Lots 1 & 2

Application # 17SP-5
preliminary and final site plan

Applicant is seeking approval for certain parking lot improvements and restriping.

Barry Mandelbaum, Esq. represented the applicant. Mark Kessler, Asset Manager for Klein FP, was sworn in.

Mr. Mandelbaum stated that they have brought forth this application in response to the Board's concern over the lack of parking spaces in the shopping center. The goal of the application is increase the overall parking by adding 15 more parking spaces overall. This will be accomplished by reducing the size of the existing spaces from 10 feet wide to 9 feet wide in certain parking fields.

Mr. Mandelbaum noted that the Applicant received a parking variance a number of years ago in connection with a shopping center expansion. This request will make that variance less obtrusive. He added that no more intense uses are planned for the shopping center at this time.

Mark Kessler, Asset Manager for Klein, was sworn in. He responded to the inquiry about the future of Dress Barn, who is a large existing tenant. Mr. Kessler stated that they are finalizing an agreement for a 5 year renewal of their lease beginning January 2018. At the present time, they know of no other tenants that are leaving.

Joseph Staiger, PE, traffic engineer and planner, was sworn in. He summarized the request. There are 313 parking spaces currently within the site. They are all 10 feet wide by 18 feet deep. The request is to add 15 parking spaces. They will reduce the width of the existing spaces to 9 feet in order to create room for these additional spaces.

The parking spaces in the two rows that are directly opposite the Trader Joe's wing of the shopping center will remain at 10 feet wide. There is an island in the rear parking area where they intend to add 2 spaces. The spaces in the rear are existing already at 9 feet so there will be no change to them. In most other areas, they will rearrange curbing and restripe the lots in order to gain 1-2 spaces in each aisle.

This parking space size (9x18ft) is consistent with what exists in the other area shopping centers, including the TD Bank site. The benefit of adding the spaces is that it will help with traffic movement in the lot and loosen congestion that occurs as drivers wait for parking spaces. The rear spaces and the spaces along Columbia Turnpike are more available than the spaces closer to the store fronts.

Mike DeAngelis asked what the aisle widths are.

Mike Sgaramella replied that they are 26ft-30ft in the center of the lot. The parking lot field along James Street is 24ft wide.

John Wyciskala confirmed that these aisle widths comply with the ordinance.

Mike Sgaramella continued that his opinion is that adding 2 spaces in the James Street parking field would cause it to become tight, creating similar conditions as the Florham Village Shopping Center parking lot. This field is located too close to two main entrance/exit driveways and contain minimum width drive aisles. There is too much movement in the area and adding spaces will exacerbate the congestion.

Mike Sgaramella noted that he does not see any problems with adding spaces within the center portion of the parking lot where the drive aisles are wide and the vehicle turning radius will not be compromised. But he reiterated that the plan to add 2 spaces in the James Street parking lot should be eliminated.

Mike DeAngelis agreed that there should be no modifications to the James Street parking field due to the congestion in that area.

Jane Margulies agreed with the comments of Mike Sgaramella and Mike DeAngelis. She added that she sees a major problem with deliveries that are being made in the front of the stores continually, except for Trader Joe's whose deliveries are in the rear. She said all deliveries are required to be made in the rear of the stores. These trucks are using fire lanes, blocking cars in spaces, and impeding the flow of traffic along the main drive aisle.

Jane Margulies also said the employee parking in the rear of the building needs to be enforced.

Mark Taylor concurred and stated that it is a big problem that he sees constantly.

Mark Kessler said that he will raise the concerns again to his property manager. He will have him address the delivery problem.

Mike DeAngelis stated that the property manager may not be onsite all day. He asked if there is a list of employee license plates so that there is a way to control that.

Mark Kessler stated that the list is difficult to maintain because of employee turnover, and making vehicle changes. He acknowledged that it is a problem, especially with the Walgreen's employees and he will address that.

Mark Taylor said that there were 17 accidents in the downtown area this year and six of them were in this parking lot. He said that he is happy that Trader Joe's is successful but they must get the deliveries out of the rear parking lot quickly along with the pallets and cardboard. He agrees that the parking field along James Street should be left as is.

Mr. DeAngelis confirmed that there is an existing loading area for Trader Joe's. However, pallets are usually blocking access. He added that if employees would park in the rear, it would free up several spaces in the front.

Other Board members felt the same way, and the Applicant agreed to eliminate the plan to add 2 spaces in the James Street parking lot across from the King's Supermarket. The overall additional parking spaces will be reduced to 13 spaces.

Mike Sgaramella asked how the restriping will be done.

Joe Staiger and Mark Kessler both stated that they are getting proposals for seal coating and or ground out. The work will be done in the off hours.

Bob Michaels confirmed that they will replace the landscaping that will be impacted by a shift in curbing.

Joe Staiger explained the positive and negative criteria. The existing parking deviation will be mitigated to some degree. It will reduce congestion on the site. Nine feet wide parking spaces are considered standard width and are consistent with what is on other shopping center parking lots. Ten foot spaces will remain in the area of a 24 foot drive aisles, plus in front of the Trader Joe's area. This is a C-2 variance and the benefits outweigh any detriment. It is consistent with the ordinance.

Bob Michaels stated that the variance is for a nine foot wide parking space. The 18 foot length is an existing condition from a previous approval.

Mike DeAngelis was concerned about how this will affect the existing variance for the number and size of parking spaces.

John Wyciskala responded that this will improve the condition and only change the number of parking spaces that they are deficient in.

Some board members asked whether conditions can be imposed for employee parking requirements. Some thoughts were making a list available and/or permit stickers.

Mike DeAngelis stated that his feeling is that Mr. Klein has always been a good and cooperative applicant and has done what the Board has asked. He would just like to appeal to him to consider these suggestions but not mandate them.

Gary Feith was not convinced that this will solve the parking shortage. He felt that if there were more enforcement of employee parking requirements (in the rear), then maybe the situation would get better on its own.

Mr. DeAngelis stated that they are willing to add the parking spaces and if they can control the employee parking, it would go a long way to providing even more spaces for the customers.

Mark Kessler responded that they will try to be more diligent and make a concerted effort to control the truck delivery problem and also the employee parking.

Mike DeAngelis verified for the record that there is no intense user being planned for this shopping center at this time.

Barry Mandelbaum stated that they will eliminate 2 spaces in the James Street parking area as discussed and that the total additional parking spaces is amended to thirteen (13).

There were no other questions or comments from the Board, Professionals or the Public. Mike DeAngelis called for a motion.

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

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

10. 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 May 8, 2017 meeting without further notice or publication.

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

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

Mr. DeAngelis asked if there was any other business to be discussed before the Board. Mayor Taylor stated that the Florham Park Sports Dome is finalizing plans to start the project. They are making some changes to the style and materials used for the building that may require a return to the Board. John Wyciskala stated that a site plan waiver would probably be appropriate and will discuss with Mike Sgaramella. Mike DeAngelis said the May 22, 2017 meeting is available and he recommended that they try to be ready for that meeting.

On a motion duly made and seconded the meeting was adjourned at 8:00p.m.

Marlene Rawson
Board Secretary

May 8, 2017