

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
November 27, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, November 27, 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
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin

Members Absent:

Mrs. Carmen Cefolo-Pane
Mrs. Anne Maravic
Mr. Martin Valenti 1st Alt)
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. Dean Donatelli, 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>MoleSafe USA, LLC</u>
30 Columbia Turnpike
Block 302, Lot 2 | <u>Application #17SPW-17</u>
change in tenancy |
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Applicant is seeking approval for a change in tenancy for an office use.

Steven Jayson, Esq. represented the applicant. Kevin Sheridan, CEO of MoleSafe was sworn in.

Mr. Sheridan testified that the company is a mole screening business that has all offsite locations. They are mainly in hospitals. This location will be used for their corporate and administrative and finance offices. There will be no patient services here.

The hours of operation are from 9am-5pm, Monday to Friday, and only an occasional weekend. There are typical mail and UPS/FEDEX deliveries. Most client meetings are held offsite.

There will be up to eight employees. Parking is sufficient. There are no changes other than interior office reconfiguration.

There were no questions 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

2. **KBSII 100-200 Campus Drive, LLC**
100 Campus Drive
Block 1201, Lot 7

Application #17SPW-18
change in tenancy
(W20 Group)

Applicant is seeking approval for a change in tenancy for an office use.

Christopher Quinn, Esq. represented the applicant. Thomas Lynch, Real Estate Manager for CBRE was sworn in.

Mr. Lynch testified that W20 Group is a marketing communications firm. They will be using the space for general office. The size of the space is amended to 24,969 square feet.

They will have 85-90 employees with 161 employees maximum. Parking is adequate. The building is 60% occupied. The hours are 9:00am-5:00pm, Monday to Friday. Deliveries will be typical, US Mail, UPS-FEDEX.

Mike DeAngelis felt that should the buildings become more occupied, it could lead to a parking problem in the future. Mr. Cannilla agreed that it could get close at some point.

Mr. Quinn stated that many tenants are not fully staffed 100% of the time. The current tenants do not use all of the allocated parking. In addition, there is banked parking at 600 Campus Drive and a shuttle bus is available.

Seeing no other questions or comments from the Board or the Public, Mr. DeAngelis called for a motion.

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

Roll: On a roll call vote all members present and eligible voted to approve the application (*Cannilla abstain*)

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

November 27, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
November 27, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, November 27, 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
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin

Members Absent:

Mrs. Carmen Cefolo-Pane
Mrs. Anne Maravic
Mr. Martin Valenti 1st Alt)
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Approval of Minutes:

4. **Approval of minutes from the October 23, 2017 meeting.**

Mr. Cannilla made a motion to approve the minutes, second by Mrs. Margulies

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

Resolutions of Approval:

5. **S.A. Realty, LLC** **Application # 06SP-1 & 10SP-8**
29 Hanover Road
Block 201, Lot 13

Applicant is requesting an extension of previously granted approvals for the construction of various improvements.

Mr. DeAngelis made a motion to approve the resolution. There were no other eligible voters present.

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

6. **Crescent Center Associates** **Application #17SP-6**
184 Columbia Turnpike
Block 801, Lot 3
sign variance

Applicant is seeking approval for sign improvements.
Mrs. Margulies made a motion to approve the resolution, second by Mr. Cannilla.
On a roll call vote all members present and eligible voted to approve the resolution.

Site Plan:

7. **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 has requested to be carried to the December 11, 2017 meeting.

Mr. Cannilla made a motion to carry the application to the December 11, 2017 meeting, second by Mrs. Margulies.
On a roll call vote all members present and eligible voted to carry the application.

2017 Housing Element and Fair Share Plan:

10. Public hearing
Carried from October 2, 2017 meeting.

Board Planner Bob Michaels stated that there is no change to the Plan since the last hearing when it was introduced and discussed. He reviewed the summary of the plan that outlines the Borough's affordable housing obligation and how it will be met. This was initially reviewed in detail at the October 2, 2017 meeting. The plan was not adopted at that meeting because the Court's Special Master is asking for addendums to be attached that will permit development of these parcels through re-zoning. Several ordinance amendments have already been drafted and are pending.

Nevertheless, Bob Michaels feels that we should move forward with the Plan adoption in order to show good faith and commitment to the obligation. If we need to amend it later to include the addendums, we will.

Mr. Michaels noted that the Land Use Plan Amendment that will mirror the housing plan for consistency will be on the agenda for discussion and adoption at the December 11, 2017 meeting. Both plans should be adopted prior to the first ordinance adoptions that will implement these proposals.

Bob noted that the ordinance must include a provision that states if actions taken by the Borough Council, Planning Board or Board of Adjustment such as re-zoning or use variance, site plan or subdivision create a property with a density of more than six units, a set aside must be included. However the town is under no obligation to grant those applications.

Mr. DeAngelis acknowledged and thanked Mr. Michaels for the time and effort that was put in to this plan.

Bob Michaels stated that the Housing Plan may need to be reviewed again by the Planning Board if the Special Master that has been assigned by the Court requires addendums mentioned above to this plan.

Bob Michaels stated that a resolution must be prepared for this Housing Plan.

Mr. DeAngelis opened the meeting to the Public. Seeing no questions or comments, he closed the meeting to the public and called for a motion.

Mr. Guerin made a motion to approve the Housing Element and Fair Share Plan, second by Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to approve the Housing Element and Fair Share Plan.

Bob Michaels again said that the Land Use Plan must be amended and there will be a public hearing at the December 11, 2017 meeting.

Mr. DeAngelis asked Mr. Guerin if he would chair the Nominating Committee for the 2018 Planning Board Chairman and Vice Chairman. Mr. Guerin agreed and will ask Mr. Buchholz to assist him.

There were no other matters to come before the Board.

On a motion duly made and seconded the meeting was adjourned at 7:30p.m.

Marlene Rawson
Board Secretary

November 27, 2017