

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
October 2, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 2, 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 1st Alt

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Wyciscala, 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 6:31p.m.

October 2, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
October 2, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 2, 2017 at 6:31 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 1st Alt

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Wyciscala, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the September 11, 2017 meeting.

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

Preliminary & Final Site Plan and Subdivision:

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 November 27, 2017 meeting.

Mr. Cannilla made a motion to carry the application to the November 27, 2017 meeting, second Mr. Feith.
Roll: On a roll call vote all members present and eligible voted to carry the application.

Final Major Subdivision

8. Allerton Court/Allerton Associates

309 Columbia Turnpike
Block 502, Lot 3

Application # 15MSD-2

Applicant is seeking final major subdivision approval.

Steven Schaffer, Esq. represented the applicant. Christopher Coccia, principal of Allerton Associates, was present.

Preliminary major subdivision was granted in December 2015. The plans have been modified to include an RSIS conforming cul-de-sac. The sewer extension has been completed. A developer agreement is in place. The sidewalks and street lights will be installed prior to approving any bond reduction.

Mike Sgaramella stated that the plans are acceptable to him and they are ready for signature.

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

Mr. Cannilla made a motion to approve the application, second Mr. Feith.

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

Proposed Ordinance Amendments:

In response to comments by the Board at the last hearing, Bob Michaels made some further modifications to certain ordinance amendments that were proposed. The sliding scale schedule of allowable building coverage percentages has been expanded to include lot coverage amounts beginning at 7,000 square feet. This will take into account larger lot sizes in the proposed R-7 zone (Beechcrest-Elmwood). The building coverage sliding scale schedule will now be valid and used in the R-7, R-15, and R-25 zones.

The Board agreed with the sliding scale schedule but wanted to see one minor change in the scale. They wanted to see the building coverage percentage remain the same as it currently exists for lots beginning at 15,000 square feet. Therefore, the building coverage percentage will remain at 15% for lot sizes starting at 15,000 square feet to 17,499 square feet.

A timeframe for permanent generator exercising is now included in the ordinance. The time will be limited to weekdays between 8am and 6pm. The word "exercise" will be replaced with "test".

Sheds 100 square feet or greater shall require a building permit and shall be treated as all other accessory buildings.

The current "personal service business" definition will be deleted and replaced with a new definition and a new parking standard of 1 space / 100sf of GFA. The retail service definition will be modified to reflect the changes.

After some discussion, the Board felt that exercise and health clubs located in the B-1 zone should also be included as a "personal service business" and the associated parking standard shall apply (1 space / 100sf of GFA).

These changes will be incorporated into the proposed amendments and be forwarded to the Council for consideration.

2017 Housing Element and Fair Share Plan:

Bob Michaels stated that we will begin the public hearing and discussion on the housing plan but it must be carried to a future date. The reason for this is that he was recently notified by the Special Master who is assigned by the courts that additional documents must be attached to the Housing Plan. These documents include addendums,

resolutions, deed restrictions, and draft ordinances in connection with the sites that are included in the plan. These documents are not readily available and will take some time to assemble.

The Borough adopted a housing plan one year ago but the numbers are now different and a new housing plan is required.

Bob Michaels reviewed his testimony outline dated July 28, 2017 which summarizes our obligation and how we will satisfy the various components.

"Testimony Outline" is attached.

Bob Michaels stated that this hearing must be carried to allow for time to gather the needed documents and complete the draft zoning ordinances. He must meet with the property owners to flesh out appropriate bulk standards for each site.

Carmen Cefolo-Pane asked what would happen if the developers do not build what they agreed to. Bob Michaels said that our obligation is to provide a reasonable and realistic opportunity for them. He agreed that a number of developers have concerns about overbuilding and whether the market exists. Additionally, their financing could be questionable.

Mike Cannilla asked if they expect a large population growth. Where are these people coming from? Bob Michaels said that the Fair Share Housing group's planners had astronomical numbers. Historically, there has never been this amount of building and there never will be. The past and future population growth numbers do not support the astronomical numbers. In contrast, there is flight out of the state.

There were questions on income qualifications for the affordable units. Bob Michaels said that the numbers and formulas are generated by the State and specific to each region. It is loosely based on the median income for each region. The affordable housing is divided in the following manner: 50% to be very low and low income, and 50% to be moderate income.

There will be ongoing reporting to the Fair Share Housing to ensure that we continue to facilitate implementation of the housing plan.

The meeting was opened to the public for questions.

John Winters, 32 Brooklake Road. He verified that the Pulte Group and the planned development at the Green at Florham Park is being held up by the supportive housing project.

John Wyciskala confirmed that the Bergen County United Way supportive housing project is partnered with the Pulte Group. The financing of that project is yet to be determined and that is the primary reason for the delay with both projects.

There were no other questions.

Mr. DeAngelis asked for a motion to carry the Housing Plan public hearing to the November 27, 2017 meeting.

Mr. Cannilla made a motion to carry the public hearing to the November 27, 2017 meeting, second Mr. Feith.
Roll: On a roll call vote all members present and eligible voted to carry the Housing Plan public hearing

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