

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
April 23, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 23, 2018 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor

Also Present:

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

Statement of Adequate Notice:

Mrs. Margulies 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

April 23, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
April 23, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 23, 2018 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:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor

Also Present:

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

Approval of Minutes:

11. Approval of minutes from the April 9, 2018 meeting.

Mrs. Cefolo-Pane 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.

Major Subdivision:

- | | | |
|-----|--|--|
| 10. | <u>Remo DiPopolo</u>
251 Brooklake Road
Block 2009, Lot 1 | <u>Application #18MSD-1</u>
major subdivision
R-15 Zone |
|-----|--|--|

Applicant is seeking approval for a 2 lot subdivision with variances.

Carried from the March 12, 2018 meeting without further notice or publication.

Applicant has requested to be carried to the May 7, 2018 meeting without further notice or publication.

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

Extension of Approval:

11. **70-76 Passaic Avenue, LLC**
Florham Park Sports Dome
Blocks 4202, Lots 4 & 5
Block 42, Lot 8 (Chatham)

Application #15SP-2 & 17SPW-7

Applicant is seeking a one year extension of previously granted development approvals.

Richard Stewart, Esq. represented the applicant. He stated that his client is requesting a one year extension of approval for the sports dome project on Passaic Avenue. The original approval was granted on April 27, 2015 and the first extension was granted on April 27, 2017.

Mr. Stewart stated that MLUL allows up to three one year extensions. This is the second. He added that the permit package is currently under review in the Construction Department.

Mr. Sgaramella confirmed that the plans are under review and they are very close to a pre-construction meeting.

Mr. Inglesino informed the Board that the site plan approval does not expire, however, the extension of approval will protect the applicant from any changes in zoning that may occur.

There were no further questions. Mrs. Margulies asked for a motion.

Mr. Buchholz made a motion to approve the extension request, second by Mr. Guerin.
Roll: On a roll call vote all members present and eligible voted to approve the request

Building Height Definition:

12. Discussion – Bob Michaels

Bob Michaels stated that the concern over the building height as defined in the ordinance has been brought to light in a concept review with Toll Brothers and the Sisters of Charity property. The property in question is a sloping site where many retaining walls will be required in order for it to be developed.

Bob Michaels feels that the ordinance, as written, was intended for small lots in residential zones where retaining walls have been used to try to circumvent the building height ordinance. The lot in question is 22 acres and there is a big difference between the high and the low ends.

Bob Michaels stated that the building height definition should only be applicable to lots of less than two acres, and any lots more than two acres should be exempt. His opinion was that it was not the intent of the ordinance to use this formula on very large lots. He continued that if we do not change the ordinance, the Toll Brothers application will trigger a "D" variance and need to go to the Zoning Board of Adjustment.

Mike Cannilla agreed that developers in residential zones have used retaining walls as a way to sidestep the ordinance.

There were no other comments. Bob Michaels will draft a letter to the Governing Body stating that the Planning Board endorses this ordinance amendment. The draft ordinance will be returned to the Planning Board for a final review prior to adoption.

On a motion duly made and seconded the meeting was adjourned at 7:00p.m.

Marlene Rawson
Board Secretary

April 23, 2018