

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 12, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 12, 2018 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

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:

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>Sports Clips</u>
176 Columbia Turnpike
Block 804, Lots 1 & 2 | <u>Application # 18SPW-4</u>
change in tenancy |
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Applicant is seeking approval for a change in tenancy.

Jay Bohn, Esq. represented the applicant. Ashley Gray, who is a principle at Sports Clips, was sworn in.

Ms. Gray stated that Sports Clips is a franchise that specializes in men and boys haircuts. The shop will feature a sports themed design.

They are open Monday-Friday and some Saturdays. There will be eight stations and 6-8 employees. Each haircut averages between 20-25 minutes.

The space was formerly occupied by another hair salon that was 2000 square feet and had eleven chairs. The space has been made smaller and is now 1358 square feet. A compliant sign plan has been submitted.

Deliveries by carriers such as FEDEX and UPS will be approximately once per month and will consist of hair care and styling products. They will park in the delivery lane in the rear of the building. They will use the dumpster in the rear of the building for refuse. They do not generate a large amount of trash since it is only a men's haircutting salon. Because there is no rear door, trash will be brought out at the close of business each day through the front door and dropped into the rear dumpster.

There is an exterior walkway directly adjacent to their space that leads to the rear. This will be used to hand deliver incoming orders and supplies. Also, this cut-through will be utilized for access to the dumpster.

Mr. Sgaramella confirmed that the sign is compliant.

Mike DeAngelis confirmed that there is only one way in and out. There is no access to the space that is being divided. There will be a firewall constructed.

Gary Feith asked if there would be a washer and dryer onsite or if towels and other laundry would be sent out for cleaning. Ms. Gray stated that all laundry will be done onsite.

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

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

Roll: Feith, yes; Margulies, yes; DeAngelis, yes; Cefolo-Pane, yes; Cannilla, abstain; Guerin, yes; Roberts, yes; *(Buchholz recused)*

Mike DeAngelis informed the Board that due to family issues, Anne Maravic can no longer serve on the Planning Board and has submitted her resignation. He said he wants to thank her for her service and wished her well.

Ordinance Review:

5. 147 Columbia Turnpike
Block 1903, Lot 5
MF-6 Zone (proposed)
6. 215 Ridgedale Avenue
Block 801, Lots 4 & 5
MF-8 Zone (proposed)
7. 2 Vreeland Road
Block 303, Lot 11
MF-9 Zone (proposed)

Bob Michaels explained that the proposed ordinances detail the bulk standards that have been established for three sites that are identified in the Borough Housing Plan and Land Use Plan.

The MF-6 Zone (147 Columbia Turnpike) will allow stacked residential units at this location. It will continue to allow all permitted uses in the B-1 zone that is currently part of.

The MF-8 Zone (215 Ridgedale Avenue) will also allow stacked residential units at this location in addition to all permitted uses in the PB-2 zone that it currently is part of.

The MF-9 Zone (2 Vreeland Road) will allow townhomes at this location but will be a lower density than the other sites. Permitted uses in the C-1 zone where it currently exists will no longer be allowed.

Bob Michaels explained that the information will be presented to the Borough Council in ordinance form for introduction and adoption.

John Inglesino stated that all sites are part of the Settlement Agreement that the Borough reached will the Fair Share Housing. The zoning criteria is now established and is consistent with the settlement agreement.

John Buchholz asked if the site on Vreeland Road will have a 20% set aside. Bob Michaels confirmed that.

Mike DeAngelis recommended that the board members review the information. Further questions can be forwarded to Bob Michaels or addressed at the next meeting.

On a motion duly made and seconded the meeting was adjourned at 7:05p.m.

February 12, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 22, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 22, 2018 at 7:05 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

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 January 22, 2018 meeting.

Mr. Cannilla made a motion to approve the minutes, second by Mrs. Cefolo-Pane.

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

Resolution of Approval:

7. 25 Vreeland Venture, LLC
25A Vreeland Road
Block 301, Lot 13

Application #18SPW-3
change in tenancy
Hutchison Medipharma

Applicant is seeking approval for a change in tenancy.

Mr. Guerin 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.

Introduced Ordinances - Formal Review and Referral

8. Ordinance #18-1

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK IN ORDER TO CREATE A MF-7 MULTIFAMILY RESIDENTIAL ZONE, AND IN ORDER TO RE-ZONE CERTAIN PROPERTIES TO THE MF-7 MULTIFAMILY RESIDENTIAL ZONE.

Bob Michaels explained that this zone was created for 165-167 Ridgedale Avenue in the PB-2 zone which was the subject of a daycare application. The new zone will allow seven homes with one being affordable. All other PB-2 uses will still be allowed in addition to this multi-family use. This property is identified in the Borough Housing Plan. The new use is a better fit than a daycare use.

John Inglesino explained the process of what the Planning Board's role is in an ordinance adoption. The Planning Board's referral will be forwarded to the Borough Council as part of the adoption process. John Inglesino will draft a letter on behalf of the Planning Board stating that it is consistent with the Master Plan.

If the public has any questions or comments on this ordinance, they would have to attend the Council meeting when there is a public hearing on the ordinance. Mr. DeAngelis called for a motion.

Mrs. Margulies made a motion to authorize the Board Attorney to draft a letter to the Borough Council indicating that the Planning Board concurs that Ordinance #18-1 is not inconsistent with the Master Plan. Second by Mr. Feith
Roll: Margulies, yes; Feith, yes; DeAngelis, yes; Cefolo-Pane, yes; Cannilla, yes; Guerin, yes; Buchholz, abstain; Roberts, abstain.

9. Ordinance #18-2

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 250 "ZONING" OF THE BOROUGH CODE.

Bob Michaels explained that this ordinance captures many of the changes to the zoning ordinance that were recommended by the Master Plan. It addresses the following:

- The creation of a new "R-7" residential zone that comprises Beechwood and Elmwood Roads which were developed on undersized lots. New bulk standards are now established and will be incorporated. Also the building coverage chart has been expanded and will also include lots in the R-15 and R-25 zones that are undersized.
- The creation of a new "college/university" zone with separate standards for colleges that were formerly in the R-44 zone.
- Former R25D (cluster zones) zones to be rezoned to R-15 and to be subject to those bulk standards.
- The sliding scale of maximum building coverage will be expanded to address overly large lots in R-7, R-15, and R-25 zones.
- The location of air conditioners and permanent generators is identified.
- Accessory sheds under 100 square feet – new location and coverage requirements.
- Flag lots are now prohibited.
- Personal care service use is identified with separate parking requirement of 1 space per 100 square feet.

Mike Cannilla asked about the acoustic requirement for the generators. Mike Sgaramella stated that our municipal standard in the noise ordinance mimics the state regulation.

Bob Michaels clarified that while accessory sheds under 100 square feet shall not be counted as building coverage, the ordinance states that two shall be permitted, but providing one is a detached garage.

Joe Guerin verified that it is a shed that is under 100 square feet, and not 100 square feet or less.

A typo in the numbering of the ordinance will be corrected.

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

Mr. Guerin made a motion to authorize the Board Attorney to draft a letter to the Borough Council indicating that the Planning Board concurs that Ordinance #18-2 is not inconsistent with the Master Plan. Second by Mrs. Margulies.

Roll: Guerin, yes; Margulies yes; DeAngelis, yes; Cefolo-Pane, yes; Cannilla, yes; Feith, yes; Buchholz, yes; Roberts, yes.

Major Subdivision and Preliminary and Final Site Plan:

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.

Craig Gianetti, Esq. of Day Pitney represented the applicant. He briefly reviewed the application thus far. Bruce Englebaugh, architect, remained sworn in.

Mr. Englebaugh responded to concerns about the multi-family buildings. He said there is a request to have a sprinkler system in the attic. He said that although they proposed a NFPA-13R system, however, they have agreed to upgrade to a "13" system in which will sprinkler the attic and trusses.

The code compliant elevator size that is required for an EMS gurney is 5'4" x 6'8". They are installing a 6'2" x 6'10" elevator which is larger than what is required. He also confirmed that the ADA parking space in the garage is van accessible and the clearance is 8'2" which complies. He concluded by stating that this information was shared with Michael Bender, President of the Florham Park First Aid Squad and he had no issues with it.

Mike Cannilla asked if the interior of the elevator has handrails. He said that the handrails will impact the actual dimensions and the gurney, plus EMS members may not fit. Mr. Englebaugh will follow up with the manufacturer to confirm the size. They will re-look at the space

A-10: Internal bedroom in low-moderate unit

Mr. Englebaugh said that the issue of the windowless bedroom was brought up at the last meeting and a comment about a quality of life matter. They have used this design in other projects and he described the exhibit. They usually install a transparent sliding door on the bedroom which can be made wider. Many owners use this room as extra living space and an occasional overnight guest bedroom. Since this is an age restricted community, resident children are not a factor.

Mike Cannilla wanted to see proof of code compliance.

Carmen Cefolo-Pane confirmed that these are “for sale” units. She asked what the procedure is for an owner who wants to make architectural changes. This is in relation to the applicant’s testimony regarding their design of sleeping rooms. She is concerned about remaining in compliance with fire code.

Jim Mullen said that there is a review committee who oversees this and approves any changes.

Mike DeAngelis had no problem with the design since these are “for sale” units.

A-9: Townhouse

Mr. Englebaugh said that there are 136 townhouses in 24 buildings. The average is 3-7 units in each building. There are three model styles and range from 2100 square feet to 2600 square feet. They will be a contemporary look and the market demand will determine how many of each style will be built. There are many options available.

They will offer a 2 car garage on the ground floor and there are many options including a garage extension, patio, loft, sunroom, fireplace and bay window. There are 2 and 3 bedroom units. There are no basements. The exterior finishes include metal roofs, horizontal siding, brick and stone accents. All elevations are finished. Storage space will meet the requirements.

They are not required to sprinkler the units and they do not intend to install them.

Bob Michaels asked about whether a buyer has a choice of exterior finishes. Jim Mullen stated that there is a monotony code that they abide by. There are some choices if available but they do not permit side by side units to be finished the same.

Mr. Cannilla noticed a riser in the Turin model and asked if it was shown to EMS. He said they are considered a trip hazard. Mr. Buchholz agreed. Mr. Cannilla asked if it was needed.

Mr. Mullen said that the single riser are common in models and are well received with buyers. Mr. Englebaugh will look into the matter.

Mrs. Cefolo-Pane asked about the sprinklers and said that they Fire Department recommended them because of the remote location.

Mr. Mullen replied that they have had no safety problems and homeowners do not want them in their units. There is cost and maintenance associated that do not appeal to their buyers. Plus, there is already fire separation protection.

Mrs. Cefolo-Pane asked if there was an updated response from the Fire Department. Mr. Mullen stated that their comments have not changed.

Mr. DeAngelis suggested that the Fire Department weigh in assuming they do not install them and if it would be difficult to fight a fire without the sprinklers.

Mr. Giannetti reminded them that this is an inclusionary development that is adding 27% set aside for affordable housing. There are cost concerns and they are already code compliant. They do not wish to incur any unnecessary costs. Understanding the safety concerns that the fire official may have, those do not relate to this product given the code compliant manner that they are built.

Mr. DeAngelis asked if Pulte is guaranteeing that the affordable housing will be built. Mr. Mullen stated that it is intertwined with the Supportive Housing.

Bob Michaels again explained the ratio of market rate units to affordable units. Mr. Inglesino noted that this will be detailed in the resolution and developer agreement.

John Inglesino said the comments of Mr. Gianetti sounded like due to the affordable housing, the applicant will cut back on costs by electing not to sprinkler. It seems like they will comply with the construction code but not more.

Mr. Cannilla added that they should be forward thinking and recognize the burden it places on EMS. Providing additional protections even if it is not required by current code should be seriously considered.

Mr. Englebaugh responded that the estimated extra cost for sprinklers is about \$4.00 per square foot. Additionally, they can leak and cause damage. Plus, as stated before, they have found that homeowners do not want them installed.

Mr. DeAngelis opened the meeting to the public. There were no questions.

Mr. Inglesino asked about the financial viability of the project since the question of costs has been brought up. He noted that that tax credit application was not approved and the Board seems to want some assurance of the financial viability.

Mr. DeAngelis agreed and added that he wants to be sure that the product that is being shown to them is the product that will be built.

Mr. Gianetti said that they have requested to use some of the Borough Housing Trust funds.

Mr. Inglesino replied that there was no formal request made to his knowledge, only overtures.

Mr. Gianetti said that from their perspective, that is a unique request to want proof of viability.

Mr. Inglesino said that the original GDP called for 85 affordable units in this project. The deal changed and there are now only 18 affordable units and an additional 67 market rate units to be included so viability is a relevant issue since there is opportunity for more profit.

Mr. Gianetti said that the Planner will address this matter.

Mr. Cannilla commented that there is more burden to the municipality because there are more units now. He stated that the entire site has grown and morphed from the original GDP.

Mr. DeAngelis added that his opinion is that so far it has worked. But we must continue to review and manage the changes so that it is a success.

A-11: Single Family units

Bruce Englebaugh went on to address the single family units. He said that there are 109 units and five models to choose from. The floorplans range from 1650 square feet to 3000 square feet. There are a multitude of options to choose from. The design is the same general concept as the townhomes and will be a variety of contemporary exterior finishes. There is a two-car garage, and many options available much like the townhome options.

Mr. Cannilla asked if all of the options are within the building footprint shown.

Mr. Michaels said that it must fit in the building envelope and meet separation requirements. Mr. Giannetti stated that the Engineer will speak to that as well.

A-12: Clubhouse

Mr. Englebaugh went on to describe the clubhouse. It will be the focal point of the site plan layout and also finished in a contemporary design.

The 16,500 building will feature an indoor pool, social room, fitness studio, exercise room, locker rooms, game room, craft room, and kitchenette. There is an outdoor lounge and also an outdoor pool. All elevations are shown in the exhibit packet.

There is an unmanned guardhouse (17ft x 9ft) at the main entrance. The entrance sign will be in matching brick with the clubhouse and will have a water feature. It will be controlled by a card.

Jane Margulies asked if the clubhouse will have food services in the building. Mr. Mullen said that the kitchenette is a warming kitchen only and nothing more. She confirmed that there is both an indoor and outdoor pool.

Mr. DeAngelis confirmed that the clubhouse facilities are open to all residents. Mr. Mullen stated yes, and there are dues that must be paid.

A-13: Sales office

Mr. Englebaugh said that the sales center will be surrounded by a townhouse and four model homes. One multifamily building will be constructed. The exterior finish will be similar to the rest of the buildings and will be stick built but will be removed.

Mr. DeAngelis asked when the sales center will be removed. Mr. Mullen said that it will be removed once the project is sold out. A road will replace it. The clubhouse will be constructed in the first phase. Mr. Englebaugh will verify whether there are sprinklers.

Mr. Buchholz asked if the project was LEED certified or whether they were using recycled materials. Mr. Mullen stated that it is not LEED certified nor was it ever intended to be.

The hearing was opened to the public.

Bill Zuckerman, 12 Keyes Street. You have gone through your layout, but where is the United Way?

Jim Mullen responded that the project was already approved a year ago and is not part of this presentation.

Barbara Nevius, West End Ave. How much space is between the single family homes? Mark Zelina replied that there is a minimum setback of 15 feet.

There were no other questions.

Louis Luglio, traffic engineer, was sworn in. He has a long history with the General Development Plan for the site which was completed in 2008. Supplemental reports were submitted with the various changes that have occurred. The last update letter was in 2016 with the inclusion of the supportive housing. Nothing has changed in terms of the number of overall trips associated with the site. That has not changed to date as there are still 425 residential units. Plus, there have been subsequent improvements to Park Avenue, Columbia Turnpike and within the site. There have been improvements to the Danforth traffic signal. The 425 residential units is within the limits of the original traffic impact study and no further traffic study needs to be done as a result of that.

Mike Sgaramella said it was recommended during recent project that the timing along Park Avenue corridor be re-examined again at some point.

Mr. Luglio said that should happen sometime during the construction of this development. He thought that at 25%-30% build-out of the overall number of units is a good time to look at the timing on Park Avenue.

Bob Michaels asked if the new development along Park Avenue not associated with this site such as Honeywell residential project will impact this study.

Lou Luglio stated that the original traffic impact study took into account significant growth and development along Park Avenue, although not specifically Honeywell. Periodic counts are taken along Park Avenue and Columbia Turnpike that support the numbers that were originally predicted.

Carmen Cefolo-Pane asked about Korman and MD Anderson and if traffic studies were updated. Mr. Luglio stated that no onsite counts were taken in about 3 years. The internal roadways are consistent with the GDP plan and what is there today.

Mr. DeAngelis thought that it should be looked at again since the building uses have changed. Offices uses are now medical uses. The hotel got smaller, but now there are restaurants. Mr. Luglio said that a supplemental traffic report was done during Korman to study the Danforth intersection timing.

Mike Sgaramella reiterated that a study should be done again, but not until the MD Anderson comes online.

Mike Cannilla said that he is more concerned with the regional impacts. He pointed out that the intersection at Park and Columbia is probably rated "F". There are buildings have not yet been built. Honeywell is most concerning to him because it is so intense. He asked if people would simply not be able to get through the intersection in a few years.

Mr. Luglio stated in many parts of northern New Jersey, the peak hour is now a peak 1 ½ hours or peak 2 hour period. That means that the same or more vehicles will move through but over a longer period of time.

Mr. Cannilla added that the additional housing in connection with the Housing Plan that is expected could impact this as well.

Mr. Luglio said that from a regional standpoint, seven day counts can be taken along Columbia and Park Ave. They can compare them to previous counts to get a sense of where they are as opposed to where they thought they would be. They would also study the 2 traffic signals leading into the sight.

John Inglesino added that a broader study is needed on the effects of the Housing Plan on utilities and traffic movements. Regarding this particular application, although it is a permitted use, the traffic volume may drive further improvements to the area.

Mike Sgaramella suggested a condition of approval could be to re-examine the impact at 25-30% of the residential build-out. He thought that some timing adjustments could be beneficial.

John Inglesino stated that it would be informational at that point and this is a permitted use.

Mike DeAngelis asked if there is any progress on the bypass that is in the GDP. Lou Luglio said that there is no progress and it was not factored in their analysis.

Mike Sgaramella stated that the State did some conceptual studies recently, but they indicated that there will be nothing for another 10 years.

Mike Cannilla said that there is significant delay at the Park Avenue intersection of Columbia Turnpike especially during rush hour.

Gary Feith recommended a traffic study be done when school is in session and Mr. Luglio added that March or October is a good time.

The meeting was opened to the public.

Bill Zuckerman, Keyes Street. He asked if there is only one way in and out and if there is a traffic light on Park Avenue where they can exit and enter.

Mr. Luglio responded that there are two ways in and out, and there is a traffic light at Danforth Road.

Mr. Zuckerman continued that there will be hundreds more cars at that intersection.

Mr. Luglio responded that this is an active adult community and many do not travel during the peak periods. There may be 100-150 cars at the intersection but over the course of an hour. They will not be backed up at the light. They are also able to travel internally within the site.

Barbara Nevius, West End Ave. Where does that other road go?

Mr. Luglio explained that the roads lead to Park Avenue and to the Jets facility, near Ridgedale Avenue.

Joanne Naklicki, Brandywyne Drive. She said that she thinks that the Rescue Squad and the Fire Department can also get to this site by taking Ridgedale Avenue to Park Avenue in Madison to avoid Columbia Turnpike and the Park Avenue intersection. She also indicated that she is interested in this development and would not want a sprinkler system installed because it may accidentally go off and ruin her furniture.

Mr. Cannilla said that direction can also be congested. He also said that he is aware of the alternate routes.

Mr. DeAngelis asked about the gate off of Ridgedale Avenue and whether they can get through that way.

Mike Cannilla said that he knows the Police can get through that way but he doesn't know whether EMS can.

There were no other questions.

A-14: Single family on-street parking exhibit

Mark Zelina commented in response to some concerns raised at the last meeting. He said that the single family home section has on-street parking. The two lane road is 28 feet wide with parking on one side. There is room for parallel parking even by the smaller lot sizes that are 55 feet wide. The exhibit shows that there are at least 35 feet of available frontage along the affected lots throughout this section. The exceptions would be by the fire hydrants and intersections. This is not a requirement, but it is provided.

Mr. Cannilla asked if the spaces should be marked. Mr. Zelina responded that it has never been a problem in their other projects. The driveways are offset.

Mrs. Margulies asked about "no parking" signage. Mr. Zelina said that it will be installed where needed. He also said that there is a sidewalk throughout the section.

Mr. Zelina said that the site plan of the townhouse models and the footprint on the architectural drawings are 73 feet deep which is one foot short of the largest model outfitted with all available options. He added that all setbacks would still be compliant at 74 feet. Regarding the single family lots, not all models will fit on all lots.

Mike Sgaramella noted that the plot plan and surface grading plan of this gets reviewed by Building and Engineering.

Mark Zelina also said that the Master Deed will control any homeowner improvements. Any permitted improvements would also need municipal approval.

Mark Zelina informed the Board that he sent the height calculation sheets to Mike Sgaramella, as requested. He concurs with Mike Sgaramella in that Building 5 exceeds the maximum height due to the retaining wall. It is currently 55.74 feet. He indicated that they intend to change the grade or raise the elevation in order to comply with the height limits and no variance will be requested.

Regarding snow removal during an excess snowfall, they will make alternate arrangements to keep it off the streets.

Carmen Cefolo-Pane asked if the water flow issue is resolved yet. Mr. Zelina stated that they are seeking to resolve it and achieve the numbers the fire department want. He added that the Treatment Works Approval has been received.

Bill Zuckerman, Keyes Street. He asked about the "no parking" signs and who will be enforcing this.

Jim Mullen stated that they will agree to Title 39 which gives the Florham Park Police enforcement power in the complex. However, the management company within the development usually monitors this.

Mr. Zuckerman asked if they expect our Police to go on the property and issue summons.

John Inglesino responded that the Borough can decide whether or not they want to patrol and enforce Title 39. Although it is a private road, once the development is complete, and the people want you to accept it, the Borough may have no objections to providing this.

Jim Mullen pointed out that these future residents will be taxpayers.

Mr. Zuckerman stated that the Borough has limited resources and we will have to add more resources in order to do that.

John Buchholz commented that he lives in a similar community that also has in-house management and noted that these sorts of issues are handled internally very well.

John Buchholz also suggested that he would rather see the main road entering the complex and then through the single family section exit onto the connector road where the one condominium building is now located in order to provide for better circulation, particularly EMS. The condominium building can be slid south of the road.

Mark Zelina said that seems to make sense and they will look more closely at that idea.

Mr. DeAngelis noted the time and asked for a motion to carry the meeting to a future date.

Mr. Guerin made a motion to carry the application to the March 12, 2018 meeting without further notice or publication. An extension of time has been granted by the applicant. Second by Mrs. Margulies.

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 9:10p.m.

Marlene Rawson
Board Secretary

February 12, 2018