

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 26, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 26, 2018 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
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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| 1. <u>The Hilb Group</u>
25A Vreeland Road
Block 301, Lot 14 | <u>Application #18SPW-5</u>
change of tenancy |
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Applicant is seeking approval for a change of tenancy.

Mark Goodman, Esq. represented the applicant. Jeff Miner, representative for the Hilb Group was sworn in.

The type of business is commercial insurance. They will have 6 employees initially but hope to grow to 17 employees. Business is conducted via telephone. There are only occasional client visits to the site. Hours of operation are from 8am-5pm with limited weekends. Deliveries are typical US Mail, FedEx, and UPS. Mr. Sgaramella confirmed that parking is adequate and had no further questions.

Seeing no other questions, Mr. DeAngelis called for a motion.

Mr. Feith 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.

February 26, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
February 26, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 26, 2018 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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Wyciskala, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the February 12, 2018 meeting.

Mrs. Cefolo-Pane asked that the minutes be amended to include her comment about maintaining fire code compliancy in the windowless bedroom referred to as the sleeping room.

Mr. Feith 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.

Resolution of Approval:

7. **Sports Clips**
176 Columbia Turnpike
Block 804, Lots 1 & 2

Application # 18SPW-4
change in tenancy

Applicant is seeking approval for a change in tenancy.

Mr. Feith made a motion to approve the resolution, second Mrs. Cefolo-Pane

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

Major Subdivision:

8. Malone Subdivision
25 Brooklake Road
Block 4001, Lot 40

Application #18MSD-2
major subdivision
R-15 zone

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

Steven Azzolini, Esq. represented the applicant. He stated that the subject property is an oversized parcel in the R-15 zone. The plan calls for the lot to split into two equal sized lots. A conceptual design of the proposed homes are included with the submission. There are three variances needed in order to do this. They are:

- Lot area to be 11,325 square feet (2) where 15,000 square feet is required.
- Lot width to be 75.5 feet (2) where 100 feet is required.
- Surface grading variance

Peter Korzen, PE, engineer was sworn in. He described the existing conditions. The lot is 22,650 square feet and has a one story home on it. It is surrounded by residential lots and Borough open space/woodlands on the side and rear of the property. There is a gentle topographical slope to the northeast. A sanitary sewer easement abuts the rear of the property.

The subdivision will result in two lots that are the same size. They will raise the property grade 1.8 at the property line, and 3.4 feet within 15 feet of the property line. They will install underground utilities and a storm water drywell on each lot in the rear.

Twenty-eight trees are slated to be removed due to construction or disease. They will be replaced as per the Borough ordinance.

Mr. Korzen reviewed Mike Sgaramella's report and stated that they will agree to all of his comments. The County considers this a minor subdivision and it will be filed by deed. They will submit a separate surface grading plan for each lot. They also agree to all of Planner Bob Michaels comments.

There were no questions of this witness from the Board or the Public.

Paul Ricci, Planner, was sworn in. He stated that he has reviewed the plans and visited the site.

A-1: aerial exhibit of surrounding properties (5 sheets)

Mr. Ricci described the area that the property is located and the surrounding properties. The exhibit includes photos of homes in the vicinity of the subject property. He said that the proposed homes are in character with what is already existing in the area.

Mr. Ricci said that they are seeking variances under the C-2 criteria where the variances without substantial detriment to the public good, and benefits of the variance outweigh any detriments. They have submitted conceptual site plans, although not required. They depict homes that are not overly large. The exhibits illustrate that out of 22 properties within 500 feet of the subject property in the R15 zone, 12 have non-conforming area and 14 have non-conforming lot width.

This proposal is consistent with what is already existing in the area. Of the 42 properties on Brooklake Road 24 to Madison border, only one has a larger width than the subject property.

It shows that the 11 homes within 200 foot of the property in the R-15 zone, 5 have non-conforming lot area, 6 have non-conforming lot width, Within 500 feet in both R-15 and R-7 zones, out of 24 properties 13 have less than 15,000 square feet, and 27 out of 44 properties have less than 15,000 square feet.

line as they pass the “preview board” in order to speed up the ordering process. They will be used when one or two cars are before the preview board.

They use large and medium trucks for deliveries and they will deliver in the early morning prior to the restaurant opening. Trash pick-up will be between 7am-6pm as requested. There will be 25 parking spaces. Employees often carpool.

David Witsotsky, PE, was sworn in.

A-1: aerial exhibit of site

Mr. Witsotsky described the site. It is in the downtown business section and is surrounded by retail uses. It is 2614 square feet restaurant with 58 seats. There are 25 parking spaces and there is already a variance for 8 x 17 ½ sf parking stalls. The spaces are currently a mix of sizes.

The current restaurant already has a drive-thru that operates in a counterclockwise direction. There are oversized driveways. There is currently 58.5 square feet of building signage that was previously approved. At the present time, 70 square feet of building signage is onsite. In addition, there is a free standing sign that is 24 square feet but not visible to the driving public due to the adjacent restaurant. There is also a pre-order board, advertising board, and menu board all equaling 95 square feet.

A-2: colored site plan proposal

Mr. Witsotsky stated that the restaurant will operate largely as it does today. They have met with the Fire Department and the Town Center Task Force (TCTF).

The site has 30 foot driveway openings and the TCTF prefers 15 feet. They will comply with that. They will redo the sidewalk and make ADA where possible. The site will be repaved and will have the same general layout. They will provide an ADA parking space and signage.

Parking spaces will be angled along the side (8ft x 18ft). Spaces near the front will be 10ft x 20ft, and near the eastern edge will be 10ft x 18ft. There are angled spaces that are 8 feet x 18 feet along the drive thru lane which will be employee spaces. There are 7 spaces in the rear which will stay at 8ft x 18ft. Mike Sgaramella asked if those space could be made to be 9ft x 18ft. Mr. Witsotsky said that they are able to make 3 spaces that size but the other 4 spaces will be 8ft x 18ft.

There will be a new trash enclosure on the northeast side of the site which will be constructed of 6ft high blocks.

Mike Sgaramella said that they should have a stop light control which was never installed by the current operator.

They stated that they will have an electric eye, stop bar and stop sign. This will allow a bypass lane to be unobstructed.

Mr. Witsotsky said that the south west side of the site will have a striped fire zone. The existing mature landscaping will remain and they will plant trees and shrubs as per the TCTF comments.

Mark Taylor noted that the shopping center parking lot side has a line of shrubs that are old and overgrown. They agreed to replace with new evergreen shrubs. There was some discussion about people walking through the shrub border to access the site, rather than walk around and follow the sidewalk. They agreed to provide an access point, but Mike DeAngelis did not think that they should encourage “cutting through”.

Mr. Witsotsky discussed the lighting on the site. There are 7 poles and the bases will remain but they will replace the fixtures with TCTF recommended lighting and add one new one. They will be all new LED lights, and they feel that “3000” color range will work. The bases are 2 feet high and the TCTF wants 2 inches. However, they cannot cut them and they do want to reuse them. They will be painted black just like the pole.

The light at the western edge of the property is a little dim but they do not want to illuminate and further as they said it is still safe. The walkway by the building is .9 foot candle instead of 1.0 foot candles and they believe that this is acceptable. Mike Sgaramella said the western edge can be illuminated by building mounted lighting along that side if needed.

Mr. Witsotsky stated that the TCTF does not want a free standing sign. This is permitted by code. They want to place it 6.5 feet from the road where 10 feet is required. This is to allow for stopping distances. He commented that TD bank free standing sign is 4 feet from the road.

Mike Sgaramella verified that delivery trucks can circulate safely through the site. Mr. Witsotsky said that both a box truck and a trash truck can navigate. Also, delivery takes place during off hours. Mr. Witsotsky stated that the dumpster will not block any circulation lanes. They will comply with the Fire Department review.

Mike Sgaramella said that he has no concerns with the proposed parking stall sizes. He also noted that the free standing sign is needed due to the obstructed view.

John Buchholz thought that the 15 foot driveway opening is narrow and would not allow enough room if someone was exiting. David Witsotsky said that they can make the opening 18 feet as well as install signage indicating that it is one way only.

There were no other questions for the Engineer.

Jamie Ritter, architect, was sworn in. Although Ms. Ritter is not a New Jersey licensed architect, plans have been signed by a New Jersey architect.

Ms. Ritter described the interior floor plan and flow of the restaurant. She stated that the rear egress door will remain and the plans will be revised to reflect that.

A-3: Exterior paint and finish board

Ms. Ritter said that the exterior façade will include a composite wood material and stucco style. Building lighting will be added. Roof mechanicals will be screened by a 5 ½ foot high parapet that will be painted.

Mike Sgaramella confirmed with Ms. Ritter that the building mounted lighting will improve with the lighting issue around the drive thru. Ms. Ritter added that the power lines and easement prevent the installation of another light pole in that area. She said that they can add some additional lighting near a sharp corner or “pinch point” of the building.

Ms. Ritter also stated that there is one building light over the front door that is higher than what is allowed.

There were no other questions for Ms. Ritter.

John McDonough, Planner was sworn in. He said that the property is being repurposed and will be an improvement to the area. The sign variance can be granted under a flexible “c” in that the benefits outweigh the detriments. It will create a positive appearance. This is a permitted use and they are re-using the land and upgrading the site.

There are no negative or adverse impacts. It is a tasteful sign package and does not constitute over branding. It allows for safe and clear identification. The distance of the free standing sign from the road (6.5 feet) is a considered hardship related to a structure that is on the adjacent property that has almost no frontage.

They are requesting four ground signs where one is allowed. One is the ground sign for identity and three of the signs are informational drive thru related including a pre-order board, order board.

The building sign variance is to allow a 3 foot high lettering where 2 ½ is permitted. Mr. McDonough considers this di minimus.

A variance is needed for number of foot candles. Mr. McDonough said that they are only .01 below what the requirement is. He added that there is adequate lighting provided.

The variance for parking space sizes have been previously approved and function adequately.

There were some questions on whether stop bar and the canopy will affect the site circulation. Mr. McDonough said that those elements will not impede traffic.

Mike DeAngelis stated that the free standing sign that is currently on the site is 22 square feet and 12 feet back from the road. The applicant is now asked for a 24 square foot sign to be placed 6 ½ feet from the road. He asked why they needed a sign so close to the road when the current signage works at the distance that it is. He asked if the applicant can comply with the 10 foot setback requirement.

The applicant replied that they would comply with the 10 foot setback for this sign.

Gary Feith asked why a drive thru sign is needed on the wall sign. If that was removed, the sign will almost comply. There was discussion on where the drive-thru signage should be placed. It was ultimately decided that it will be on the building sign. The previous variance in 2002 allowed 58.5 square feet on the building signage (3 signs). They are now requesting one sign at 38 square feet. No sign area variance is needed, dimensional variance only.

There were no other questions.

John Wyciskala reviewed a summary of the conditions that were agreed to:

- They will replace the bushes on the left side and the rear.
- The rear parking stalls will have 3 stalls that will be 9ft x 18ft and 4 that are 8ft x 18ft.
- Directional signage will be installed
- There will be a rear egress door
- Building lights will be installed by the pinch point corner of the building
- They will comply with the 10 feet setback for the monument sign.
- The wall mounted sign is compliant in area except for the lettering height which is 6" more than what is allowed (dimensional)
- 18 foot width on both driveways

There were no further comments. Mr. DeAngelis called for a motion.

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

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 9:45p.m.

Marlene Rawson
Board Secretary

February 26, 2018