

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

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 22, 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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. Dave Roberts (1st Alt)

Members Absent:

Mr. Gary Feith
Mrs. Anne Maravic
Mr. John Buchholz

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>25 Vreeland Venture, LLC</u>
25A Vreeland Road
Block 301, Lot 13 | <u>Application #18SPW-3</u>
change in tenancy (<i>Hutchison Medipharma</i>) |
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Applicant is seeking approval for a change in tenancy.

Mark Goodman, Esq. represented the applicant. Nicholas Sauter, M.D. was sworn in.

Mr. Sauter stated that this is a pharmaceutical company that focuses on the development of discovery drugs. This office will only be used for administrative purposes, such as overseeing clinical trials and FDA interaction. There will be 2 employees to start and will expand to 10 employees. The hours of operation are from 8am to 6pm, Monday through Friday. There will be only the typical office deliveries; US Mail, UPS, FEDEX. There will be occasional colleague meetings but no client visits. Most contact is via teleconferencing.

There were no further questions 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.

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 6:50p.m.

January 22, 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 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. Dave Roberts (1st Alt)

Members Absent:

Mr. Gary Feith
Mrs. Anne Maravic
Mr. John Buchholz

Also Present:

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

Mr. DeAngelis introduced and welcomed the new Board member, Mr. Dave Roberts.

Approval of Minutes:

4. Approval of minutes from the January 8, 2018 meeting.

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

Resolutions of Approval:

- | | |
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| 5. <u>The Kraft Group</u>
123 Columbia Turnpike
Block 2001, Lot 8.2001 | <u>Application #18SPW-1</u>
change of ownership |
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Applicant is seeking approval for a change of ownership (condo).
Mr. Guerin made a motion to approve the resolution, second by Mrs. Margulies.
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

6. **VGM Insurance Services** **Application #18SPW-2**
30 Columbia Turnpike
Block 302, Lot 2
change of tenancy

Applicant is seeking approval for a change of tenancy for an office use.
Mrs. Margulies made a motion to approve the resolution, second by Mr. Cannilla.
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

Major Subdivision, Preliminary and Final 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.

Douglas Henshaw, Esq. represented the applicant. He stated that although the application technically started with a brief introduction of the project on March 20, 2017, he is restarting the application tonight and all introduction information will be repeated.

Doug Henshaw said that the Pulte project is part of the General Development Plan that the Rockefeller Group is undertaking on a large parcel of land. This GDP is a very elaborate development that began more than a decade ago. It has undergone a number of amendments over the years in order to adapt to changing market needs.

The Pulte Group is the contract purchaser of 72 acre tract that is earmarked as the residential portion of this plan. It is designed to be coordinated with a recently approved site plan project for Supportive and Special needs housing. The Supportive and Special needs housing project will help to satisfy most of the affordable housing obligation that the overall residential project is responsible for.

A-1: Supportive Housing Resolution (4.24.17)

With the inclusion of the Supportive and Special Needs housing project, the residential project will actually exceed the number of affordable units that they are obligated to provide. In addition, since the Pulte Homes project is an age restricted community, there will be no school-age children associated with this development.

The two projects are linked in that the affordable units must be ready as the market rate units become available as per state regulations. Simultaneous construction is expected. In addition, the infrastructure of both projects are tied together because the supportive housing project must be up and running. Supportive Housing project already received preliminary and final site plan approval.

Bob Michaels stated that there is a schedule that identifies the requirements of the number of market rate units versus affordable units that must be built and available at the same time. This schedule is in his review letter.

There were questions from Board members as to the financing of the supportive housing project. John Inglesino clarified that the certainty of funding for that project must still be explained.

Doug Henshaw was unsure of the question and commented that he has never had someone ask an applicant how they are paying for a project. He said that he cannot say for sure how it will be paid for. They are very aware that one cannot be built without the other. The applicant is interested in some help from the Borough Housing Trust Fund and there is ongoing dialogue about that.

John Inglesino explained that it was not contemplated by the Borough that some amount of Housing Trust Funds would be needed. It was assumed that tax credits would be acquired, however, the tax credit application was

ultimately not approved. Now there is a funding gap. It does not affect this site plan, but the conditions of approval will speak to that.

Mike DeAngelis commented that it is also possible that the funding issue could resolve itself during the process.

A-2: EcolSciences, Inc. Report (1.11.18)

Doug Henshaw stated that the report summarizes the clean-up status on the site. It indicates that they are on track and an RAO from the DEP is expected. Pulte is creating caps in the form of pavement and other hard surfaces in selected areas.

A-3: Colorized site plan

Jim Mullen, Pulte Homes in-house counsel and Director of Land Entitlement, was sworn in.

He stated that Pulte is a national home builder that merged with Del Webb in 2001. They are building this under the Del Webb brand that specializes in active adult communities. All units will be "for sale" only. Pulte Homes has several similar active adult communities throughout New Jersey.

This community is gated and will have a mix of single family, townhome, and multi-family style models. The 425 units are divided in the following way:

- Single family – 109
- Townhome – 136
- Condominium – 180 (18 will be affordable units)

There will also be a 15,000 square foot clubhouse that will have an indoor and an outdoor pool, a kitchenette and an outdoor game area. There will be a lifestyle director on staff that will organize clubs and trips, and party arranging. This goal is to offer vacation style living. There are unmanned access gates that will be operated by a key fob.

There will be a Master Homeowner Association that will manage the grounds, roads, detention basins and recreational facilities. There will also be a two separate homeowner associations that will manage the needs and services specific to the multi-family units and the townhomes.

This is an age-restricted community that is governed by the Fair Housing Act. One person who occupies each unit must be at least 55 years old and no child under the age of 19 years old is allowed. No permanent generators or pads are permitted. There are limitations on the number of pets that would be allowed.

Mr. Mullen said that the homes are consumer inspired from customer feedback. Their homes are different styles to avoid the cookie cutter tract housing look. They would like to begin the project in the summer and already have many of the required approvals from outside agencies.

The preliminary price points are as follows:

- Single family - \$600,000 - \$700,000
- Townhome - \$500,000 - \$600,000
- Condominium - \$300,000 - \$400,000

They are also requesting the construction of a temporary sales facility that will include a model home building. Although it is a phased project with regard to the purchase from Rock GW, they want to build all the styles at once. The infrastructure will be built first.

Mike DeAngelis asked if the single family homes come with the land and how is the maintenance enforced. Mr. Mullen responded that they do come with the land and the Master Association will enforce. There is a declaration and deed restrictions to ensure compliance and outside maintenance is performed with regard to landscaping, yard and snow removal. Mr. Mullen stated that they have great success elsewhere at the other properties they own. A lien is placed on properties that don't pay the fees. Their rules are time tested and there is case law that protects

and supports them. The vast majority of people know what they are buying into and they have had very few problems.

Mike Sgaramella confirmed that there is a gate on the Park Avenue connector access.

Mike Cannilla recommended that they meet with EMS to review access issues.

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

Mark Zelina, Engineer (Maser) was sworn in.

Mr. Zelina reviewed the site conditions. He explained that the supportive housing project is in the southwest corner of the site. The Pulte site is 79 acres. The boulevard road alongside Korman "The Ave" will be extended into the site. Demolition and remediation is near completion. There are wetlands on the south end of the site. There is a DEP application to reduce the transition area to 50 feet from 150 feet that is expected to be approved. The response would be to replant 880 trees and shrubs within the 50 foot buffer transition area. There is also a small isolated wetlands area that they want to refill that is included in the application. This is all pending.

The highest elevation is on the west side and it all flows to the north end where the two detention basins are.

The 136 townhomes will be light colored and a mix of building sizes and number of units in each. The 109 single family homes are a variety of unit sizes and have their own lot. The minimum lot size is 50ft wide x 100ft deep. The multi-family condominiums will be housed in five buildings. Each building will be 4 residential floors over a parking lot and have 36 units. There is ample parking in and around all buildings.

The recreation area will be adjacent to the condominium buildings. There are 52 parking spaces in that area. The main entrance will be on the west side by Korman off of Park Avenue that will feature an unmanned entrance gatehouse. There is another gate at the Park Avenue connector road.

The single family home area will have a 28 foot wide road that will permit parking on one side. The townhome area roads will be 24 feet wide. The townhome parking area exceeds RSIS standards. In addition, the single family homes will feature a two car garage and two car wide driveway.

Regarding storm water management, they are unable to have storm water recharge due to bad soil conditions. The clay soil does not allow permeability so recharge is not possible, and they are seeking a waiver. The runoff will be carried to two detention basins that are ½ acre and 2 acres in size. The basins are tied into the storm drain system in the connector road where they will drain at a metered rate. The detention basins also serve as a water feature on the site in the form of ponds.

There are variances needed for retaining wall height. There is a retaining wall near the supportive housing project and the townhouse unit where there is a grade change. Each property must be flat and a nine foot retaining wall is planned for that area, along with a landscaping fence at the top. There is another retaining wall along the north side of the parking area by the tennis courts outside of the multifamily area. There are areas inside the Pulte site near the tennis courts and driveway where retaining walls in excess of four feet are needed as well due to grade changes.

They intend to address snow removal by dumping into the detention basins but they must check with the DEP first. Otherwise, they will make alternative arrangements.

Basements were not on the original plan, however, due to some isolated grading issues near wetlands and transition areas, there will be seven single family homes that will feature a walk-out basement. Fill is required to level the overall site and they are anticipating using 40,000 cubic yards of fill.

The remediation capping for any soil contamination will consist of scraping the contaminated soil and concentrate it in one place. It will be permanently capped with tennis courts, parking lot, or deeper landscape caps (soil). All must be reviewed by the LSRP before a sign-off.

Mike Sgaramella asked if the RAO would be issued at the time of a certificate of occupancy in Phase 1. Mark Zelina cannot guarantee that all capping would be complete in Phase 1.

Doug Henshaw responded that they will post bonds with DCE and DEP to ensure completion.

Break: 8:00 p.m. -8:10 p.m.

Doug Henshaw reviewed Mike Sgaramella's report. Although the subdivision to create the Supportive Housing lot was approved, it has not yet been perfected. Doug Henshaw stated that he will look into that because his understanding was that it had been perfected.

The treatment works approval has been received and Doug Henshaw will forward a copy.

Mr. Mullen said that there are three flag poles planned for the property. It is expected that the U.S. and State of NJ flags will be flown. The third flag will probably be for Pulte Homes.

Both Bob Michaels and Mike Sgaramella informed Doug Henshaw that this can and most likely will be considered a sign.

The clubhouse will be managed by an outside agency. They are expecting 2 part time employees of that agency to be on duty.

There were questions on the Morris County trail that was to be extended through this property. An easement exists on site along the southern property line that is recorded. A New Jersey DEP permit is needed to extend the trail by accessing and using the wetlands. Morris County Park Commission would need to get the permit.

Mark Taylor said that Rock was going to complete this trail. Mike Sgaramella thought that they could possibly connect through the cul-de-sac.

Doug Henshaw responded that the concern is that this is a gated community and concern for privacy, and that was not contemplated or envisioned. It is a quality of life issue.

Mike Cannilla noted that in the early GDP discussions, this county trail was anticipated to continue. It is for everyone.

Doug Henshaw stated that his client will seek approvals needed to get the permit to go through the wetlands in order to get the connectivity that everyone is interested in.

Mark Zelina added that they will work with the County and feels that a government agency will have more success since there are different rules. Mike Sgaramella verified that the plan is to have it traverse along the southern property line and fence up to the wetlands.

There would be Title 39 enforcement.

They will coordinate with Rock GW for the correct numbers of tree replacement.

The entrance sign will be consistent. It was reiterated that there are no permanent generators permitted.

The parking exceeds RSIS standards and the roadway width complies. Speed limit signs will be installed.

They will coordinate with Florham Park Fire Department and the Tax Assessor for building identification. Parking spaces under the condominium buildings are owner assigned.

The second gate that is located closer to the Jets will be signed with wayfinding signage to direct people towards Park Avenue exit of the site. No one should be turning right at that point.

They are seeking a RSIS waiver for installing sidewalks on one side of the street only within the single family area. They have gone to the DCA to submit for this.

Parallel parking is allowed on one side of the street through the single family section. Mike Cannilla felt that although the street is 28 feet wide, it does not appear to have much room for parallel parking between driveways due to small lot width. He would like that looked at.

Mike DeAngelis asked what the parking count is around the clubhouse. Mr. Zelina stated that there are 52 spaces provided in that area. The residents will be aware that parking is somewhat limited. This is not addressed in the RSIS and there is no standard for clubhouses in the Borough code. Building occupancy is regulated by the fire marshal.

Jim Mullen added that number of spaces works in other Pulte projects. He noted that the clubhouse is a walkable distance for the residents. He also said that any private party rentals in the clubhouse are only available to residents.

Bob Michaels said that there should be a crosswalk and sidewalk connection in the area of Road "H" and "D" that is in the vicinity of the clubhouse to accommodate pedestrians from the complex. Mark Zelina said that they will review.

Bob Michaels also asked about the 150 foot buffer requirement. Mark Zelina responded that it was reported that there is a particular area that is a habitat for a certain bat species that must remain.

Bob Michaels verified that they are seeking preliminary and final site plan approval for the entire project. They suggested that maybe preliminary for the overall project and final only for Phase 1.

Mike Cannilla verified the how many retaining walls that are above the requirement.

Mark Zelina said that there are 5 foot retaining walls by the pool and the tennis court. The other retaining walls are by the supportive housing lot (9 feet), and the multi-family unit (10 feet). Those walls will be fenced for safety.

- A-4: Phase 1 site exhibit
- A-5: Phase 2 site exhibit
- A-6: Phase 3 site exhibit

Mark Zelina described the phasing of the project.

Phase 1. He said that a total of 134 units will be constructed which will include 36 multi-family units, 49 townhome, and 49 single family. Also the construction of the recreation area and sales office are part of phase one. They will also construct the detention basins and the utilities. The utility installation to the supportive housing project will also be part of phase one so they are available to them. Retaining walls will be constructed when needed.

Bob Michaels explained the timing of market rate units to affordable units. He stated that 25% of market rate units can be built before you must build affordable. In this case that number will be 106 units. Once you are get above 25% of market rate units, then 10% of affordable must be also be ready for a C/O. That translates to 12 affordable units. Once the completed market rate units reach 50%, then the number of affordable units ready for a C/O must also be at 50%.

It was noted that all affordable units are for sale only.

Carmen Cefolo-Pane asked about the fire service review and if the project phasing will be in line with what the fire department is requiring with respect to water flow. Doug Henshaw said the fire review will be addressed by the architect.

Phase Two includes 29 single family homes, 43 townhomes, and 72 multi-family units (housed in 2 buildings) for a total of 144 units. They have met with the fire and water and access will be provided in case of emergency.

Phase Three includes 31 single family homes, 44 townhomes, and 72 multi-family units (housed in 2 buildings) and will complete the project. The total is 425 units. 109, 136, 180 multifamily

A-7: Sales center and model home site exhibit

Mark Zelina described the road leading to the side from Park Ave. directed to the sales center and model home area. A small number of units comprised of each model will be constructed for sales purposes. All will be landscaped and signed appropriately. This will be the start of the project. The sales center will be removed from the site at the end.

They will request a temporary sales sign to be affixed along the Park Avenue entrance to the site. The project site location is very deep into the property about 400 feet from Park Avenue and the boulevard is another 600 feet before you get to the site. It will be a 4ft x 6ft sign along Park Avenue by the boulevard but the exact location has not been determined yet. They may need an easement from supportive housing.

Bob Michaels asked if the sales center will remain for the entire process. He verified that it will not obstruct traffic in the later phases of the project. The road through the site will be constructed but not passable during construction.

Bob Michaels suggested that preliminary and final approval could be granted for Phase 1 and final for phase 2 and 3 after the 3rd phase is completed. Mike DeAngelis agreed that it makes more sense.

Carmen Cefolo Pane confirmed that the supportive housing project will not be part of Phase 3. Mark Zelina stated that information is erroneous and supportive housing is a completely separate project.

Bob Michaels reiterated that the first unit that is built after 25% complete will trigger a requirement of have 10% affordable units completed. The next benchmark is 50% to 50%, then 75% to 75%, and then when 90% of market rate are built, 100% of the affordable units must be built.

Mike Cannilla asked if there are options on the floor plans such as patios, covered patios. Are they inside or outside of the footprint? Mr. Cannilla said that some illustrations seem to show these elements and some do not.

Mr. Zelina said that they will clarify that for the next meeting.

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

A-8: Multi-family building (multi-page)

A-9: Townhouse building (multi-page)

Bruce Englebaugh, architect (Minno Wasko) for the project, was sworn in. He described the multi-family building. It will be four floors built over a sub-surface garage. The height from the 1st floor to the roof is 51 ft. 5 inches. It is a contemporary design and the materials used will include brownish gray brick and horizontal siding, composite trim and vertical accents. There will be exterior decks, metal roofs over the entrances and a mansard roof.

The garage will be subsurface and will have two sets of stairs. There are 40 parking spaces and an elevator, There is a van accessible parking spot. The first floor plan will feature a lateral corridor anchored by two stair towers. There will be units on both sides of the corridor.

Mr. Englebaugh will verify the van accessible space and confirm that there is adequate head room in the parking garage. The elevator is large enough for an EMS gurney and there is an exhibit for that.

It was noted that the two bedroom COAH unit has an internal, windowless bedroom. Mr. Cannilla was skeptical about whether this is allowed. Mr. Englebaugh stated that they verified it with DCA and it is permitted. There are two exits on each floor that allows them to have a windowless bedroom.

There will be four different style units with different square footage. The architecture is the same on all four sides of the buildings.

Mr. Cannilla asked about the elevator cab and if it can accommodate an EMS gurney. Mr. Englebaugh assured him that it can but Mr. Cannilla felt it would not work because there would not be enough room for squad members. He recommended that it be re-calculated to confirm. There was no exhibit for this.

Mr. Englebaugh stated that the FP Fire Department ladder truck has the capability to extend to 100 feet so there is not a height concern.

There will be 4 COAH units built in Phase One. The COAH units built in Phase Two will be 4 in each building for a total of 8 units. During Phase 3, there will be 3 units built in each building for total of 6 units. The total number of units built for this project will be 3 one bedroom units and 15 two bedroom units (18 total). They will present an exhibit that illustrates this construction timetable.

Mike Sgaramella asked how the height of the building was calculated. Mark Zelina stated that measurements were taken from the average grade at 10 feet out from all four corners of the building for building heights. The result is that the buildings will range from 52 feet to 55 feet high. They will supply the calculation sheets to Mike Sgaramella.

Bob Michaels stated that although they meet the height restriction, there will need to be testimony in support of the four story building variance. They agreed and stated their planner will provide that.

Mike Sgaramella confirmed that the multi-family buildings have sprinklers.

Jane Margulies said that she wants to see the documentation that permits windowless bedrooms.

Bob Michaels commented that because this is an age restricted project, the COAH requirement of offering one to three bedroom units does not apply. There are no children.

In response to construction questions, Mr. Englebaugh said that these are not modular units and they are all stick built. They will comply with the code and the units will contain sprinklers. However, the attics will not have sprinklers and there is no code requirement for them in that location.

Mayor Taylor said that the fire department has requested sprinklers in the attic and he supports that. He said that it was discussed and noted in their reports. He advised them to consult with the Fire Department again.

Jane Margulies voiced concern over the phasing and meeting the requirements of having the COAH units ready. Bob Michaels said that the supportive housing will need to be constructed at the same time as the Pulte project. He said that control of this could be outlined in the resolution.

John Inglesino said that both the resolution and the developer agreement will address that issue.

Mr. Englebaugh said that there is 376 cubic feet of storage and closet space and that exceeds the code requirement. The affordable units have 440 cubic feet of closet space. Trash is disposed of through chutes that are located in the halls.

Mike Sgaramella asked about whether homeowner recycling is complied with. Mr. Englebaugh said that they provide recycling services.

Mr. DeAngelis opened the meeting to the public for questions. Seeing none, he closed the meeting to the public.

Mr. DeAngelis said that the application should be continued at the next hearing. He asked for a motion to carry the application without further notice.

Mr. Cannilla made a motion to carry the application to February 12, 2018 without further notice or publication, second by Mr. Guerin

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 9:40p.m.

Marlene Rawson
Board Secretary

January 22, 2018