

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 8, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 8, 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
Mr. Michael Cannilla
Mr. Joseph Guerin

Members Absent:

Mrs. Carmen Cefolo-Pane
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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| 4. | <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).

Leigh Kolodney-Kraft, owner and sole proprietor, was sworn in. She stated that she bought this office condominium and is moving her practice from 248 Columbia Turnpike. It is a group counseling practice specializing in helping people through life transitions. They have three employees which includes two therapists. The hours of operation are primarily Monday through Saturday from 9am-8pm. There is no prescription medication on site.

Mr. Sgaramella verified that parking is adequate on the site.

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

Mr. Cannilla 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.

5. **VGM Insurance Services**

30 Columbia Turnpike

Block 302, Lot 2

Application #18SPW-2

change of tenancy

Applicant is seeking approval for a change of tenancy for an office use.

Steven Jayson, Esq. represented the applicant. Mike Welday, Chief Operating Officer, was sworn in.

Mr. Welday testified that the nature of the business is to market wholesale insurance of golf clubs across the country. There are five employees. Client visits would be limited to occasional insurance carriers. Mr. Sgaramella confirmed that there is adequate parking on the site. There were no questions.

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.

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

January 8, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 8, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, 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
Mr. Michael Cannilla
Mr. Joseph Guerin

Members Absent:

Mrs. Carmen Cefolo-Pane
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

Re-Organization:

1. Nomination for Chairman and Vice Chairman

Mr. Guerin reported that Michael DeAngelis was nominated for Chairman and Jane Margulies was nominated for Vice Chairman for 2018. There were no other nominations received. Both accepted the nominations.

Mr. Guerin moved for the approval of these nominations, second by Mrs. Margulies.

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

Reorganization - Resolutions of Approval:

2. *Scheduled Meetings for 2017 and the month of January 2018*

Mayor Taylor 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.

3. *Retention of a Planning Board Attorney and Planning Consultant*

Mrs. Margulies made a motion to approve the resolution, second by Mayor Taylor.

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

4. *Retention of a Board Engineer*

Mr. Cannilla 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. *Retention of a Planning Board Secretary*

Mr. DeAngelis 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.

Approval of Minutes:

6. Approval of minutes from the December 11, 2017 meeting.

Mr. Cannilla made a motion to approve the minutes, second Mrs. Margulies.

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

Resolution of Approval:

7. **National Wealth Management, LLC**
26 Columbia Turnpike
Block 302, Lot 4

Application #17SPW-19
change in tenancy

Applicant is seeking approval for a change in tenancy for an office use.

Mrs. Margulies made a motion to approve the resolution, second by Mr. DeAngelis.

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

8. **2017 Land Use Element Plan Amendment**

Mr. Cannilla made a motion to approve the Land Use Element Plan Amendment, second Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to approve the Land Use Element Plan Amendment.

Site Plan:

9. **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 has requested to be carried to the January 22, 2018 meeting.

Mr. DeAngelis asked the Board Secretary if they are definitely planning to appear on January 22, 2018. Board Secretary Marlene Rawson stated that she has been informed that their intent is to appear and they are re-noticing.

Mr. Guerin made a motion to carry the application to January 22, 2018, second by Mrs. Margulies.

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

Mr. DeAngelis asked for clarification on the letter that the Planning Board members were copied on from the Mayor of Madison.

John Inglesino stated that Madison is now objecting to the ordinance that re-zones a portion of the Sisters of Charity property on Park Avenue which is in our Housing Plan. He stated that the Housing Plan was a publicly noticed document and hearing. Madison had every opportunity to come to the hearing and voice any objections or concerns that they had. They did not contact anyone and now they are indicating that they are objecting to the ordinance.

He said that the Florham Park has been before the judge with the COAH settlement agreement and the judge has determined that the agreement is fair. Florham Park is now in the compliance stage which means that we are adopting ordinances to implement the housing plan. He stated that the bulk standards must in place first and it can be a slow process.

John Inglesino remarked that developers are quick to get into the plan but now that the bulk standards must be developed, they need to spend a lot of money to be sure that they can design something that can reasonably be built. Mr. Inglesino stated that immunity from builder's remedy lawsuits remains in effect during this phase.

Once the ordinances are adopted, Florham Park will go back before the judge for a compliance hearing at which time the judge will certify the housing plan. Then Florham Park will then be insulated from builders remedy lawsuits through 2025.

Bob Michaels agreed that it is a collaborative effort and most developers are motivated. This phase involves coming to an agreement with the developers with respect to bulk standards. The Planning Board will see the bulk standards at the time of ordinance introduction so there is opportunity for the Board to weigh in.

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

Marlene Rawson
Board Secretary

January 8, 2018