

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
December 9, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, 2019 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
Mr. Michael Cannilla
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, 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:

None

On a motion duly made and seconded the meeting was adjourned at 6:30p.m.

December 9, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
December 9, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, December 9, 2019 at 6:32 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
Mayor Mark Taylor
Mr. Michael Cannilla
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, Borough Planner
Mr. John Inglesino, Esq. Board Attorney

Approval of Minutes:

4. **Approval of minutes from the November 18, 2019 meeting.**

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

Preliminary and Final Major Site Plan:

5. **Palmont Associates, LLC** **Application #19SP-4**
147 Columbia Turnpike
Block 1903, Lot 5

Applicant is seeking preliminary and final major site plan approval for the construction of 126 residential rental units in 2 separate buildings.

Steve Schaffer represented the application. He reviewed the Florham Park housing settlement agreement and how this application relates to the settlement. The testimony of his site engineer, traffic engineer, and architect are complete. He also summarized the previous revisions made to the plan in response to Board comments. There are follow-ups with the architect that were asked to be provided. They are:

- A-9: Typical floor plan of a one bedroom unit, including den with a six foot opening
- A-10: Floor plan of the amenity area
- A-11: Elevator specifications

They will comply with all professional reports, including Morris County Planning Board, Mott Macdonald, Town Center Task Force, and Florham Park Sewerage Authority.

Mike Sgaramella said that a response memo regarding the elevator size from Florham Park First Aid Squad Captain Dan Bundschuh is still needed. Mike Cannilla asked if the handrail was included in the measurements of the elevator space. Scott Leventhal replied that he will confirm that one way or the other. He stated that this particular elevator complies with the code and is used in his other projects. He agreed to condition an approval on the requirement of the Florham Park First Aid Squad.

Mike Cannilla would like to look at a location where the elevator is used to be sure that it works. Scott Leventhal added that there is enough space to use the next size elevator if that is what is determined.

Mike DeAngelis commented that the community room does not look that large and is not conducive to a large party. It is only suitable for smaller gatherings. Scott Leventhal stated that it is only for use by the residents and has occupancy limitations.

Mike Cannilla thought that the den area in the one bedroom unit would not have a closet. It looks like there is a laundry closet in there. Scott Leventhal replied that a portion of the den space must be used as a mechanical room for the laundry utilities and also the furnace. It does not lend itself to be used for a bedroom. He also said that one half of the units are interior and not have a window in this room.

John McDonough, Planner, was sworn in.

A-12 – planner exhibit

John McDonough described the exhibit. The property is a large lot with lots of frontage on Hanover Road and Columbia Turnpike. There is an existing woodland buffer around the bordering residential areas. He stated that a multifamily use is a good transition from a residential zone to a non-residential zone. This zone is the MF-6 zone and it was created in response to the Fair Share Plan and settlement agreement that the Borough has. It is at the center of the R-15, B-1, and PB -2 zones. Multi-family units are permitted in the zone. All the bulk requirements are met and they are in conformance.

The site is 5.32 acres, not 5.35 acres as was called out in the Fair Share. This resulted in the mathematical anomaly and an unintended consequence. They are providing 25 units as was required in the settlement agreement.

John McDonough said that with respect to the affordable units, the ordinance is a percent, but the settlement agreement is an actual number. They must be considered together for a complete understanding. Katherine Sarmad O'Kane questioned whether relief is needed since ordinance says 20% and they are providing 19.8%. Katherine Sarmad agreed that the settlement agreement calls for 25 units. It is a technicality but it should be put on the record.

John Inglesino agreed and stated that the intent of the ordinance is to carry out the settlement agreement.

John McDonough noted that the tandem parking arrangement is a form of parking considered in the RSIS. He added that the settlement agreement contemplated tandem parking in the concept plan. The ordinance and settlement agreement should be read together to provide the interpretation of what is required of the applicant.

Katherine Sarmad said that RSIS addresses tandem parking when there are garages. She recommended a de minimis exception from RSIS to avoid setting a precedent about how the Borough interprets RSIS with respect to tandem parking. Steve Schaffer said that he would file with RSIS.

Katherine Sarmad said that she is comfortable with the leasing of parking for a single tenant. However, it is not ideal condition because it shows that the site cannot work without it. Mike Cannilla stated that it would be hard to move cars. John Inglesino confirmed with the applicant that their testimony is that tandem parking will be assigned to a single tenant.

John McDonough said that it will provide a safe and efficient operation. It is 100% conforming and fully compliant with the ordinance to provide for inclusionary housing. The settlement agreement will be incorporated into the resolution.

Katherine Sarmad reiterated that the right of way dedication will not increase density or negatively affect the site. She added that Chapter 250-11 allows for the Planning Board to waive any variance created due to a right of way dedication.

The meeting was opened to the public.

Blake Hoerr, 305 Brooklake Road. He asked if the three bedroom affordable units could be rented to young professionals splitting the cost. This would add three cars. John Inglesino responded that there are requirements regarding a family unit and income limitations. Those units are deed restricted.

Andrew Cangiano, site engineer, stated that they reviewed the swale operation and the drainage. It was confirmed that the pipe discharges onto the Chase property to the west of the site. This condition has existing prior to the original development of the subject property 45 years ago.

A-13: survey of existing conditions plan along the southwest corner of property

Andrew Cangiano described the exhibit and said the green line is the swale pipe route going across Hanover Road. They inspected the condition at the site and used a video camera. It confirmed that detention basin pipe associated with the property discharges into the municipal inlet on Hanover Road and then through the easement on the Chase property to the county storm drain system on Ridgedale Avenue.

The swale is the low point between properties and Brooklake and Columbia and takes runoff but the swale pipe does not interconnect with any other pipe. The pipe is a straight pipe that simply discharges on to the Chase Bank property.

Mr. Cangiano continued that the elevation of the swale pipe is lower by at least one foot than any other pipe and lower than the municipal storm water structure so there is no opportunity to connect. In 1975, prior to the construction of 147 Columbia Turnpike, there was a proposal to connect the swale pipe to Ridgedale Avenue but was not implemented. The 1977 original site plan for the subject property shows this condition. At that time, the water on 147 Columbia was redirected to the municipal system on Hanover Road in order to bypass the swale and not worsen the condition.

In 1992 site plan for Chase bank, it was verified that that Chase Bank is the local low point in the area. There is no positive pitch to Ridgedale Avenue so the water ponds on the site. Nothing can be done due to the grades and the local low point on the Chase property.

Andrew Cangiano stated that they will agree to clear the debris and limbs from the swale and perform quarterly maintenance to keep it clear and maintained in order to promote the best flow. He reiterated that the subject property is not contributing to the swale runoff. It is coming from other properties.

Mike Sgaramella stated that he also was out at the site and he concurs with Mr. Cangiano's assessment.

Mayor Taylor said that the swale is clogged with tree limbs and leaves. Also, the sewer grate on Ridgedale Avenue and the Chase Bank property needs to be cleaned.

John Buchholz asked what would happen if Chase leaves and a new owner wants to stop the water from collecting on the property. Mike Sgaramella stated it is a standing drainage pattern and cannot be cut off. The property owner would need to pipe it to Ridgedale Avenue.

Mike DeAngelis confirmed that the detention basin and pipe has the capacity for the new development. Mike Sgaramella replied that the basin is higher by at least 1-1 ½ feet than the swale.

The meeting was opened to the public.

There were no questions.

John Inglesino stated that at this juncture the motion should be to direct him to prepare a positive resolution if that is the Board's decision. He reviewed some of the agreed to conditions including the following:

Elevator size to the Florham Park First Aid Squad satisfaction
Tandem spots to be assigned to one unit
Settlement agreement should be in resolution
ROW agreement for traffic improvements

Mr. DeAngelis called for a motion.

Mr. Buchholz made a motion to authorize the attorney to prepare a positive resolution and carry the application to the January 13, 2020 meeting, second by Mr. Roberts

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

6. **Nominating Committee – 2020**

Mr. DeAngelis requested that Mr. Guerin head the Nominating Committee for Planning Board chairman and vice-chairman for 2020 and asked Mr. Roberts to join him.

On a motion duly made and seconded the meeting was adjourned at 8:00p.m.

Marlene Rawson
Board Secretary

December 9, 2019