

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 25, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 25, 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman

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:

- | | | |
|-----------|---|------------------------------------|
| 1. | <u>LSREF 4 Turtle, LLC (Celularity, Inc.)</u>
170 Park Avenue
Block 1401, Lot 3.01 | <u>Application #19SPW-4</u> |
|-----------|---|------------------------------------|

Applicant is seeking approval for a change in tenancy.

Matthew Schiller, Esq. represented the applicant. The new tenant is Celularity, Inc. and they have entered into a 17 year lease term for the currently unoccupied building. They will use the building for executive offices, non-hazardous research, and light manufacturing. No exterior improvements are contemplated at this time.

Fred Desanti, Vice President of capital expenditures for the landlord and Douglas MacGorman, Executive Director of engineering and facilities for Celularity, were sworn in.

Mr. MacGorman stated that his company will design, build and run the facility. They are currently located in Cedar Knolls and Warren and will consolidate the two offices at this location. They expect to have 150 employees to begin with and grow to 200 in two years. Many are in sales and are out in the field. The hours of operation are 7am to 7pm.

Mr. MacGorman explained the nature of the business. They are involved in the Car T research, and also processing of cord blood and postpartum placenta in order to create immunotherapy treatment of cancers, Crohns, and other medical conditions with limited treatment options. They believe that cancer is curable and clinical trials of this treatment have led to cancer remissions. They are involved in many cutting edge therapeutic options that they feel will lead to medical advancements. Deliveries are anywhere from 8 to 16 per day by small carrier.

Mr. MacGorman stated that any biological waste will be removed offsite via a private carrier. Good manufacturing practices (GMP) suites will on the third floor and they are regulated by the FDA and EU guidelines. The second floor will be office and administrative uses, first floor is the support function for the third floor, plus Life Bank where umbilical cord placenta can be saved.

They expect to have a November 2019 opening. They will enclosure the dumpster. Eventually they will want a generator and signage and that will be part of a future application.

Mr. Cannilla is confused about the site plan and asked about the generator and was concerned that if this application is approved, then the Board would be under pressure to approve the generator request in the future.

Mr. Inglesino stated that this application is for a change in tenancy only and any future application for improvements would stand on its own. There is no basis to deny this application. It is a permitted use.

Carmen Cefolo-Pane confirmed that any hazardous waste is disposed of by the private carrier. Mr. MacGorman stated that it is biological waste and is documented. She verified that they deal with hospitals and medical centers, and clinics.

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

Mr. Buchholz made a motion to approve the application, second by Mayor Taylor

Roll: Buchholz, yes; Taylor, yes; DeAngelis, yes; Feith, yes; Robert, yes; Santoro, yes. (Cefolo-Pane, Cannilla, Guerin, abstained).

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 7:00p.m.

February 25, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
February 25, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 25, 2019 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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman

Also Present:

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

Approval of Minutes:

1. **Approval of minutes from the February 11, 2019 meeting.**

Mr. Guerin made a motion to approve the minutes, second by Mr. Feith

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

Extension of Approval:

- | | |
|--|--------------------------------|
| <ol style="list-style-type: none">2. <u>Alfieri Florham Park, LLC</u>
Columbia Turnpike
Block 501, Lot 4,
Blocks 601, Lots 1, 2, 3
Block 702, Lot 9 | <u>Application #87A</u> |
|--|--------------------------------|

Applicant is seeking and extension of previously granted development approvals for Phase I and Phase II identified in the Stipulation of Settlement.

Applicant requested to be carried to the April 8, 2019 meeting without further notice. Mr. Cannilla made a motion to carry the application, second by Mr. Guerin.

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

Site Plan:

3. **64 Ridgedale Avenue, LLC**
64 Ridgedale Avenue
Block 2804, Lot 19

Application #18MSD-3
R-15 Zone

Applicant is seeking approval for a 5 lot subdivision on a 3.28 acre parcel.

Carmen Cefolo-Pane was recused from the application.

Steve Azzolini, Esq. represented the applicant. He said that there has been several drafts of the resolution but it has now been finalized. He has no objections to the resolution as written. He said that he will get the engineering certification of a workable storm water system to Mike Sgaramella. The system has ten filters. The applicant will be responsible for the original installation and then provide a replacement set that will be needed in about 5 years after the original set is installed. At that point, the Borough will have the responsibility of providing the filters.

Mike Sgaramella stated that he is comfortable with replacement obligation of one set. The Department of Public Works will change the filters. The purpose of the filters is to collect drainage waste from the runoff, effectively cleaning the runoff.

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

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

4. **In the Park Savoy Realty, LLC**
236 Ridgedale Avenue
Block 201, Lot 1

Application #18SP-7

Applicant is seeking approval for the construction of a wedding chapel.

Carmen Cefolo-Pane was recused from the application.

Steve Azzolini, Esq. represented the applicant. He said that they will install an additional 24 parking spots in an effort to control the parking that occurs on side streets close to the facility. They met with the Fire Review Committee and they will agree to their requests in the follow-up memo. They have provided a truck turning template. They redesigned the detention system and it is now underneath the front parking lot.

Mike Sgaramella agreed that all concerns have been met. The overflow pipe matter can be handled in the field. Sprinklers will be installed in the chapel.

Mike Cannilla said that although he did not attend the previous meetings, he has a concern about the parking for handicapped accessible vehicles. Also, a wheelchair cannot enter the building through the front door. He did not think that it was right to have them enter through another door and be able to directly enter through the front.

David Dutcher, construction and facility manager, said that they are aware of this matter and are working on ways to fix it. They will make the side ramp ADA accessible. They will provide parking spaces.

Mark Taylor said that there is valet parking.

Mr. Cannilla went on to say that a stretcher cannot fit through the front door either. He stated that the law says they must be able to enter through the front door.

Mr. Azzolini stated that he was not prepared for this commentary and issue. He stated that it is his understanding that if there is an historic or older building involved, they must make every effort to comply but it is not absolutely necessary.

Mr. Cannilla disagreed and said that it has to be historic and this is not historic. Mr. Azzolini again stated that he was not prepared and did not do the research on this.

Mr. Cozzerelli remained sworn in. He stated that they will provide some ADA stalls and also a ramp to the front door. They also agreed to maximize clearance as best as they can so that a stretcher can come in. They will work on the turning radius.

The resolution will be amended to include the addition of ADA parking spaces on the final plan set, modification of the ramp to the front door to the best of their ability, the relocation of ADA spaces to the north side.

This was agreed to by the applicant. There were no other questions. Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the application and adopt the resolution that will be amended to include the agreed to conditions, second by Mr. Roberts

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

Sign Variance:

5. **Lapp Holding, NA**
29 Hanover Road
Block 201, Lot 3

Application # 19SPW-3

Applicant is seeking approval for a non-conforming sign.

John Buchholz recused himself from the application.

Steven Azzolini, Esq. represented the Applicant. He stated that the application is for a new sign that is in excess of the permitted sign area of 24 square feet. They are proposing a sign that will not be mounted on a base. The lettering will be unattached, and will not be mounted to a background. They will appear to "float". The actual square footage of the individual letters is 31 square feet. However, the ordinance requires a "perceived" background to be counted in the overall square footage. This would make the requested square footage to be 57 square feet.

Kelly Buckley, real estate portfolio manager for the Lapp family, was sworn in. They are a manufacturer of cabling.

A-1: picture of front lawn with new sign

Ms. Buckley stated that the new signage is a result of an overall rebranding of the company. They are now known as simply "Lapp". The proposed sign is 4 feet high. It is located 65 feet from the property line and 75 feet from Hanover Road. It is an LED sign with dimming capability to create more of a glow. The sign will be on a timer that will be turned off at 7p.m.

Ms. Buckley pointed out their property has more than 600 feet of frontage along Hanover Road.

Mark Taylor stated that there is an ongoing problem with tractor trailers arriving in the parking lot at 3a.m. and leaving the trucks idling waiting for the facility to open. This cannot continue. He said that there is a prior resolution dated June 11, 2001 that addresses the hours of operation and truck traffic to be 9am to 7pm.

Ms. Buckley stated that she is unaware of this problem and will bring it to the attention of the operations and facilities manager. She is not involved in the day to day business of the facility. She manages the real estate holdings for the Lapp Family.

Mark Taylor commented that he cannot see the need for a sign of this size. He also reminded the applicant that they are close to residential areas and they must be sensitive to that.

Mike DeAngelis asked what the existing sign size is. Ms. Buckley stated that it is 18.5 square feet. She noted that they are well behind the required setback of 10 feet. But in order to maintain visibility, the sign must be larger. The visual perception from the road is quite smaller than the actual size due to the distance from the road that it would be located.

Mike Cannilla said that he is not a fan of signs, but realizes that they are needed. However, there is not much client traffic and those who come to the site, know where it is.

Ms. Buckley replied that this is not meant to be directional signage. It is branding and artistic expression. With the expansive road frontage the property has, they could put two conforming signs up that can be 10 feet from the property line.

There was more discussion on the current sign and proposed signage.

Katherine O'Kane asked Ms. Buckley if they went through the process to see what could work. She asked if there was an alternative.

Ms. Buckley said that the standard sign height for Lapp is 6 feet high. They know that was not a practical request in this application, so they thought 4 feet in height would be acceptable. They can consider 3 feet but would likely place the signage closer than 65 feet from the property line for visibility reasons. Another alternative could be to install two signs instead of one.

Ms. Buckley thought that 3 feet is a good compromise and she can take this information back to the corporate office for consideration.

Mrs. Cefolo-Pane reiterated that this property is across the street from a residential zone and not in an industrial park. That must be taken into account.

Mr. DeAngelis added that they are only requesting the lighting to be on for about two hours each day so the lighting impact is controllable.

Break.

Mr. Azzolini stated that after conferring with his client and in order to consider an alternate plan, they are requesting to be carried to the March 11, 2019 meeting without further notice or publication.

Mr. Roberts made a motion to carry the application to the March 11, 2019 meeting without further notice, 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 9:00p.m.