

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 28, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 28, 2019 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
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. Joseph Guerin
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mayor Mark Taylor
Mr. Michael Cannilla
Mr. John Buchholz

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:

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| 1. | <u>KBS II 100-200 Campus Drive, LLC</u> | <u>Application #19SPW-2</u> |
| | 200 Campus Drive | <i>Leonardo DRS, Inc.</i> |
| | Block 1201, Lot 5 | |

Applicant is seeking approval for a change in tenancy.

Judith Fairweather, Esq. represented the applicant. Thomas Lynch of KBS was sworn in. She stated that the request is for general office space use. They are a general contractor business in the aerospace industry. They have 17 employees and parking complies. The hours of operation are Monday to Friday from 9am to 5pm.

There were no 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 6:35p.m.

January 28, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 28, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 28, 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
Mrs. Jane Margulies – Vice Chairman
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla

Also Present:

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

Approval of Minutes:

11. **Approval of minutes from the January 7, 2019 meeting.**

Mr. Feith 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.

Resolution of Approval:

- | | |
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| <p>7. <u>25 Vreeland Venture, LLC</u>
<i>Revelwood</i>
25B Vreeland Road
Block 301, Lot 14</p> | <p><u>Application # 19SPW-1</u></p> |
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Applicant is seeking approval for a change in tenancy.
Mr. Feith 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.

John Donofrio described the site and adjacent surroundings. The land pitches downward from Ridgedale Avenue. The site is surrounded by a golf course, a condominium community known as Balantrae, and single family homes. The proposed chapel is located in the rear of the banquet hall and can be accessed from the parking lot by a walkway to the piazza area. The structure will have the chapel on the first floor that will be used exclusively by the Park Savoy for weddings, and then there is a basement area for storage only.

Two parking spots will be removed in that parking area. There will be a service driveway around the chapel for storage use under the building. Mike Sgaramella's memo was reviewed. They agreed to the recommendations in the storm water analysis. A different drywell design is needed or the golf course will suffer.

The existing fire hydrant will stay and they will comply with the requirements outlined during the Fire Review Committee meeting.

Mr. Guerin requested that they check the grading in front of the doors so that it is not sloped toward the building. Mr. DeAngelis confirmed that that lower level basement is to be used for storage only.

The meeting was opened to the public.

Dominic Pernoli, Balentrae Green Condominium Association President. He stated that there are 190 units in the development. The proposed location is a sloped area with lots of runoff. He is concerned that they will add parking spaces and add to the runoff.

Mr. Inglesino stated that the number of spaces noted is what is required. Their testimony is that they will not be adding the spaces because there is no increase in the parking demand. They also said they were going to reduce the number of spaces from 165 to 163.

Anna DeComo, 235 Ridgedale Avenue. She asked if the chapel was attached to the banquet facility. They responded that it is not attached.

Joseph Maurillo, owner and principle of the Park Savoy, was sworn in.

A-1: artist rendering of chapel

Mr. Maurillo stated that he has been in the business for 30 years and owns several facilities, namely Nanina's in the Park and Park Chateau. Two years ago they added a chapel to their Park Chateau location.

Mr. Maurillo said that 70% of wedding receptions that he hosts have an on-site wedding ceremony as well. The chapel is a desired element that will offer the couple the feeling of a church wedding. It is non-denominational. It will also serve as an alternate location during inclement weather for couples planning an outdoor garden wedding.

His experience reveals that 50% of the invited guests will also attend the wedding ceremony. The chapel will have an occupancy of 250 guests. Should more guests arrive, then the ceremony will be broadcast in the library for them. He stated that there will be no additional traffic because only invited guests would attend the wedding. There will be no additional staff needed either.

Mr. Maurillo agreed that a condition would be to limit the use to an on-site event. There will be only one event at a time, and it can be used for no other purpose. Storage in the basement will be for chairs and salt for walkways.

Mr. DeAngelis asked if there is more than one event per day. Mr. Maurillo said that there can be a morning event and an evening event, but never at the same time.

Jane Margulies asked if there would be bathroom facilities in the chapel. They stated that there won't be and anyone needed a bathroom would use the banquet facility.

Mr. DeAngelis asked that if the Board felt more comfortable if parking was added, where they could potentially put the spaces.

Mr. Maurillo stated that he believes that there is room by the delivery and dumpster area that 10-12 spaces could be placed in there.

Jane Margulies added that in addition to weddings, there could be baptisms, and renewal of vows, but any use of the chapel must be related to use of the banquet hall.

Katherine O'Kane asked if they are planning to add a covered walkway, as they do in their other facility. Mr. Maurillo said not at this time, but maybe in the future. She confirmed that they are available for rentals 7 days per week. She asked where the guests would wait prior to the ceremony.

Mr. Maurillo said that there is a pre-function room inside the banquet facility that the guests would gather until the bride is ready.

The meeting was opened to the public.

Anna DeComo. She asked how long the construction would last. It was stated that it will take about three months. She confirmed that the maximum seating in the chapel is 250.

Gregg Spadaro, landscape architect, was sworn in. He stated that 14 trees will be removed as part of this plan. The replacement obligation is 62 trees. He will use 22 of the trees in the landscape plan and will pay the tree bank for the rest. There are other areas that have been identified by the southeast corner for more trees that would further offset the replacement obligation.

A-2: site plan landscape rendering.

Mr. Spadaro described the landscape plan. There will be several walkways leading to a piazza that will be designed with a floral pattern. It will be surrounded by ornamental trees and shrubs. This will extend around the building. The lighting plan will consist of LED fixtures. There will be four light poles that are 15ft. 4" high that will surround the piazza. The access driveway will have two gooseneck lights that will be 14ft. 10 inches feet high, and will be fitted with house side shields. There are also seven 4ft high bollard lights. These all comply and they will be on photocell timers lighting the area from dusk till dawn.

Jane Margulies asked there is grade difference between the parking lot and the walkway. She was concerned that a driver may overshoot the parking space and end up on the walkway. Mr. Azzolini said that they can make them valet only if needed. They will work with Mr. Sgarabella on safety separation.

John Adams, 227 Ridgedale Avenue. He lives across the street on Ridgedale Avenue. He asked how high the lights will be from the street and how this would affect him. He asked if there are plantings being added along Ridgedale Avenue as well.

Mr. Spadaro said that no light will spill past the parking lot. The lights are 15ft. 4inches but there is a grade change and no buffering will need to be added along Ridgedale Avenue.

Mr. DeAngelis confirmed that the applicant will work with this neighbor to mitigate any impact this would have.

Dominic Pernoli. He asked if there was a traffic impact study done.

They stated that they did not do that because there is no additional traffic. They also said that they valet park.

Harry and Diane Worstel, 243 Ridgedale Avenue. He said that he is concerned with the overflow traffic. They often park on both sides of Florham Avenue. He also noted that when guests do that, they are crossing a road that is 45mph. They stated that this creates a problem for them to get in and out of their driveway due to the parking.

Mrs. Worstel claims that in addition to guests that self-park, the valet staff is also parking these cars. She worries that EMS services would have difficulty getting into the neighborhood if they were needed. They wanted to know if something can be done, like a temporary no parking signage during events.

John Inglesino said that the Board is not an enforcement authority, but these are valid concerns and they will relay them to the Mayor and the appropriate Borough authority.

Mr. DeAngelis is surprised that the valet staff is parking cars on the street.

Mr. Maurillo said that he will address this issue with his valet staff as well.

Mr. DeAngelis suggested maybe adding additional parking on the south side. Mr. Maurillo said that if parking spaces are added, it is better to add them behind the dumpster and the house. There was discussion on where the best site would be if parking was added.

Mr. DeAngelis asked who lives in the house that is on the property. Mr. Maurillo stated that the groundskeeper lives in the on-site house.

Break.

Robert Cozzarelli, architect, was sworn in. He stated that the height was taken from the average grade. The walkway is sloped gradually to the chapel, and is wheelchair accessible. He said the owner desired an old world chapel look. There will be a slate roof, and the finishes will be in stone, stucco, and cultured stone.

A-4: Eldorado Stone manual

They added a bell tower to the top, and there are gothic style windows. The interior floor plan is very open. The chairs will be stored downstairs along with the mechanicals.

Mr. Cozzarelli realizes that there is a height variance but said it is needed. The topography is a challenge and the building needs to be proportionate. It will not be overpowering and will enhance the area. It is partially screened from Ridgedale Avenue.

The bell tower appurtenance is 6 feet higher than the building. There will be no lights and no bell. Although they will use pre-cast stone in the rear, the landscape will tone it down. The interior will have a chandelier and sconces. There is no bright lighting.

Paul Ricci, Planner was sworn in. He said that he reviewed the plan, reports and he visited the site. He stated that if the chapel was attached to the main building, the height would comply. He could have avoided the variances but wanted to create an attractive product.

It meets the C-2 criteria for a variance in that the benefits outweigh the detriments. It will not be detriment to the neighbors or to the zone plan. It is an accessory building that is further away from the residents and will create a desirable visual element.

The parking is code compliant for the main building and there is surplus of two spaces. This will not create any increase in parking demand since the same visitors will use both facilities. There are no negatives due to the grade change, screening, and landscaping.

The retaining wall is 6 feet where 4 feet is permitted. It must be engineered to be structurally sound. It is needed to allow the building to remain in that location.

Katherine O'Kane agreed that the building height is not a detriment. Also it would be challenging to build this without the height allowance. This is a changing business and more clients are now desiring a single site for both the wedding and the reception and this will help them be successful.

Mike DeAngelis noted that parking seems to be an issue right now.

John Inglesino suggested banking a delineated area for additional parking. Mr. Azzolini said that they can bank parking can be behind the dumpster and home.

John Inglesino asked what would trigger the building of the spaces.

Steve Azzolini replied that they will build it now if that is what the Board wants.

Mr. Inglesino suggested that the application be carried in order to come up with a parking plan. Mr. Sgaramella added that would give them time to finalize the drainage plan and meet with the Fire Department.

Gary Feith asked if the retaining wall could be made to be 4 feet. Mike Sgaramella said he agrees that is must be 6 feet for safety and it will have a guard rail.

Anna Como. She is still concerned with the traffic flow into the site.

Joe Maurillo reiterated that there will not be any changes to the operation of the Park Savoy.

Mr. DeAngelis said that the owner will address the street parking issue internally with the staff.

There were no other questions or comments, and Steve Azzolini stated that his presentation is complete.

Steve Azzolini reviewed the variances. They are an accessory building height of 35 feet where 15 feet is permitted, retaining wall height of 6 feet where 4 feet is permitted and a parking space requirement that is to be determined.

Mr. DeAngelis told members of the public that if the motion is positive, it will be to prepare a positive resolution, pending submission of a parking plan, drainage plan, and fire review.

Mr. DeAngelis asked for a motion.

Mr. Guerin made a motion to authorize the attorney to prepare a positive resolution, second by Mr. Feith.
Mr. Guerin made a motion carry the application to the February 11, 2019 meeting, second by Mrs. Margulies
Roll: On a roll call vote all members present and eligible voted to carry the application.

11. Discussion – Proposed Ordinances

John Inglesino stated that the accessory apartment ordinance in connection with the Borough settlement agreement is prepared in draft form and will be finalized for introduction. He said this is the time for any additional changes or additions to be discussed for consideration. Once the ordinance is introduced by the Council, the Planning Board does get the ordinance referred back to them, but the obligation at that point is to rule on consistency with the Master Plan.

Katherine O’Kane went through the changes that resulted from the Zoning Officer’s comments and her own observations.

Mr. Inglesino stated that the affordability controls for accessory apartment would be on for 10 years. The deed restrictions don’t come off unless the municipality takes an affirmative action to do so. He will further explore the matter of the deed restriction. Mr. Inglesino noted that the 10 period of an affordable accessory apartment will only count in the round that it is established in.

Jane Margulies confirmed that if a home with an accessory apartment is sold, the deed restriction goes with it, as well as the tenant. These tenants are chosen through a lottery system and the homeowner has no input or involvement on who the tenant will be.

Any concerns with the financial aid the municipality gives a homeowner in connection with an affordable accessory apartment is controlled by the deed restriction.

The second ordinance addresses the need to hire an outside administrative agency who would actually administer and oversee the entire affordable housing program for the Borough. It also establishes the position of a municipal housing liaison.

On a motion duly made and seconded the meeting was adjourned at 10:15p.m.

Marlene Rawson
Board Secretary

January 28, 2019