

Mr. McRae stated that the organization is 60 years old, and is the largest professional ballet company in New Jersey. He stated that the new space will be used for administrative offices, plus training and rehearsal facilities. There will be no performances on site. The age of professional dancers who are mostly part time employees and are from 18yrs to 42yrs. Students of the ballet company range from 4yrs to 94yrs.

The hours of operation will be Monday to Friday, from 9am to 10pm. The administrative offices will operate until 3:30pm. The classes will then begin and last until 10pm. Saturday hours are from 9:00am to 7pm and Sunday hours are from 9:30am to 7pm.

There will be 7 full time employees and 28 part time employees. Merchandise and equipment for the attendees will be available for purchase, but it is not a retail store and not open to the public. Deliveries will be by box truck such as UPS, FEDEX.

They will have 66 parking spaces dedicated exclusively for their use. There is ample additional parking on the site. Mr. McRae noted that most students are dropped off so there is no term parking. There are 7-8 classes for students that operate on staggered time slots on a week night. Typical class size ranges from 8 to 20 students per class. Some of the older students could stay for two classes.

The entrance to the unit is on the side of the building that faces the parking and driveway. They have proposed an awning over the entrance that will have "New Jersey Ballet Company" printed on it. This is meant for identification and directional purposes only for their students. They do not feel that it warrants a variance for signage but will pursue it if needed.

George Bellish, landlord representative, was sworn in.

A-1: view of NJ Ballet Company location at 7-9 Vreeland Road

Mr. Bellish stated that a crosswalk is proposed that will lead from the parking spaces to the entrance with the signage. They agreed to designate a number of parking spaces as "pick up and drop off". They will work with Mike Sgaramella for an appropriate design and location. They will also address the potholes, seal coating and parking lot striping as per Mike Sgaramella, and add a sidewalk that leads to the entry door.

Mayor Taylor said that he is happy that they chose Florham Park and he has no concerns about the awning or the lettering on it. He is pleased with the revitalization of this building.

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

Mr. Guerin made a motion to approve the application, second by Mr. Roberts

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

Courtesy Review:

5. **Florham Park Board of Education**
Ridgedale Middle School
71 Ridgedale Avenue

Review of renovations and alterations consisting of various site and building improvement to Ridgedale Middle School.

Philip Infantolino, Florham Park Board of Education Supervisor of Buildings and Grounds, and Jim Mauer of Lam Associates, were sworn in. Mr. Mauer explained the improvements from the preliminary drawing. Exterior improvements include repaving the parking lot, sidewalk curbing and adding parking spaces along each side of the main drive aisle.

Mr. Infantolino stated that the plan is preliminary and depicts parking spaces along the entire length of both sides. However, they only plan to add approximately 30 spaces on each side because they really don't need that many spots. There is a 100 foot buffer from the Ridgedale Avenue that must remain for safety reasons. Mr. Infantolino explained that the extra parking is needed for special events that are often held at the school.

They also plan to redesign the main sidewalk in the front. Currently it is a serpentine design and they are considering one center walk to lead to the sidewalk along Ridgedale. There are also sidewalks from the new parking areas to the front of the school.

John Buchholz felt that adding parking in an area that is closer to the school would be a better and safer plan. A bypass lane in front of the school may be more efficient. Angled parking is no longer being installed. Phil Infantolino replied that he thought that they did not want to take away from the view of the school from the road. He added that the design proposal is only in the conceptual stages at the present time and could change. There are wetlands in the area that also need to be considered.

Mayor Taylor said the vast front lawn of Ridgedale Middle School and the serpentine walkway has a long history in Florham Park. He and other Board members liked the serpentine walkway design and said that students walking to school will cut across the lawn anyway.

Mike Sgaramella asked about the purpose of the generator upgrade. Mr. Infantolino replied that the current generator only supplies power to the elevator. They want to have a generator that will power certain rooms in the event that they are needed, particularly during a prolonged outage. This is all part of a planned referendum.

Mr. Infantolino said that the letter from the Planning Board acknowledging that they presented the plan for review and comment is being requested.

Mr. DeAngelis thanked Mr. Infantolino for the presentation.

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

June 24, 2019

Marlene Rawson
Board Secretary

Site Plan Waiver with Parking Variance:

9. **The Exercise Coach**
186 Columbia Turnpike
Block 801, Lot 2

Application # 19SPW-10 (V)

Applicant is seeking approval for a change in tenancy for a low intensity personal training and fitness studio.

Steven Azzolini, Esq. represented the applicant. He stated that he reviewed the already prepared resolution with the landlord of the property and they are in agreement with the restriction on the variance. He added that they understand the concerns.

The restriction means that if in the future, another personal service business replaces this business, the variance will be rescinded if the use is more intense than the current use.

It was agreed that paragraph #12 of the resolution conditions will be modified to say "to this unit".

Theresa Bocchino, landlord representative described the locations of the shopping center signage. She also understands the variance condition and agrees to it.

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

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

Preliminary and Final Major Site Plan:

10. **Centercourt Athletic Club**
50 Passaic Avenue
Block 4201, Lot

Application # 19SP-2

Applicant is seeking approval for preliminary and final major site plan in connection with the construction of a dome. Carried from the June 10, 2019 meeting without further notice or publication.

Steven Schaffer, Esq. represented the applicant.

- A-1: Synopsis handout
- A-2: Ninja warrior program
- A-3: Dome specifications

Steve Schaffer explained that the applicant has been before the Board of Adjustment several times for improvements and most recently to the Planning Board for replacement of paddle courts with junior tennis courts. They received approval for that change and the paddle courts were removed, but the junior tennis courts were never installed.

They are now requesting approval to install a dome in the same area as the junior tennis courts would have been. Steve Schaffer pointed out that although the legal notice stated that the dome is proposed at 40 feet high, it is only to be 28 feet high. All the development is to be within the boundaries of Florham Park so no approval for Chatham Borough is needed.

Alexandra Handel, engineer and planner for the applicant, was sworn in.

- A-4: aerial photo of site
- A-5: colored layout plan (SP-3)
- A-6: colored grading and drainage plan (SP-4)

A-7: emergency vehicle turning movement (SP-5)

Ms. Handel described the location of the site and existing structures. The site is 15.06 acres with 10 acres in Florham Park and the remainder in Chatham. She reviewed the past approvals. She reiterated that the paddle courts have been removed but no tennis courts were ever constructed and the area is grass. The improvements are 130 feet from the 50 foot wetlands transition area as per the NJDEP and will easily meet any required buffer zone. This is in the C-1 zone where the use is permitted.

The proposed dome is an air supported permanent structure for indoor recreational activities. It will be located approximately 227 feet away from Passaic Avenue, west of the clubhouse and south of the tennis courts. The dimensions are 86ft x 84ft and is 28ft high, and 7224 square feet. A concrete pad for mechanical equipment related to the dome is also proposed. They described the layout plan and will comply with the comments of the fire department. There are two emergency exits. At the request of the fire official, the access driveway to the site will be striped to prevent parking.

Ms. Handel stated that the plan will decrease the impervious area by 900 square feet however, they will install yard drains and French drains to improve the conditions.

They revised the plan as per their meeting with the fire department and have included the turning template for EMS vehicles (SP-7). The dome was reduced in size as per their meeting and they are installing grass paver area behind the clubhouse that will allow a 6 point K turn. The Fire Department requested this and is satisfied with this alternative since it is an improvement over current conditions. A fire truck must back out of the driveway under existing conditions today.

Ms. Handel felt the variance for height of an accessory structure meets the C-2 criteria. This will allow year round play primarily for a popular activity of ninja warrior training. It is lower than the other domes by 12 feet. The new dome is concealed from view by the other larger domes and dense tree coverage. The positive criteria is that it promotes public health and is a fun and unique exercise activity that will be able to be played year round. It is a fire retardant structure. There is no detriment or impact to the area. There is no detriment to the zone plan in that it blends into the site. The use of a training center is a benefit and a permitted use in the zone.

In response to the Borough Planner report concerning screening, Ms. Handel stated the dome is located behind the tennis court and is not visible from offsite in either winter or summer. Mr. Sgaramella verified that the Morris County Planning Board application has been filed.

Victor Vinegra asked if there were any changes to the lighting. Ms. Handel stated that all proposed lighting is internal to the dome. The dome material is opaque and lighting would not be visible from the exterior. There is a sky lite on the top of the dome and a thin sliver of light may be detectable at night when the interior lights are on.

Ms. Handel noted that the LOI has expired but they do not believe it has changed. There is a 50 buffer of a wetlands transitional zone that exists on the property today. The subject location is 150 feet away from that 50 foot buffer. They do not believe that DEP will change the 50 foot buffer in any way but if, in the unlikely event that it is ever increased to 150 feet, they still have the distance to comply.

Victor Vinegra said that the land is already pre-disturbed and they would get relief from the DEP because of it. Dean Donatelli requested that they confirm that it will not change.

Carmen Cefolo-Pane was concerned with the 6 point K-turn for the fire trucks. Ms. Handel stated that there is no room for a hammerhead due to the clubhouse. What is proposed is not perfect, the fire department seemed to be satisfied with the paver alternative since it is an improvement over the conditions that exists today.

Mike DeAngelis asked if they will have professional testimony on the dry hydrant issue. Steve Schaffer said that his witness is not a professional, but if the Board is not satisfied with the testimony, they will come back with a professional.

Kevin Costello, director of development and capital projects was sworn in. He said his company owns nine domes at their various locations. This site has three seasonal domes that are up for about 8 months. The proposed dome is permanent. The ninja training equipment will be permanently installed.

The dome manufacturer is Arizon. The height of the dome is dictated solely by the width. They automatically go into storm mode when necessary to enable snow shedding. It is built so that the snow will easily slide off the dome. The mechanical equipment is the same as a traditional permanent building. A back-up generator is necessary because air pressure holds the dome up and in place. The dome material is 100% fire retardant. They are regulated by the International Building Code. No sprinklers are required. It is all Fire Code approved by the federal and international agencies.

A-8: lighting exhibit

The dome will have LED lighting and a sky lite. The exhibit depicts a night shot where the light is barely visible. The color of the dome material is gray so that it blends into the sky. The previously approved exterior 20 foot lights will be moved back to the area.

The fire review indicates that a wet hydrant is requested. It was disclosed that the previous owners agreed add a hydrant. There is a dry hydrant already in place but the fire department prefers a wet hydrant. There is a wet hydrant on Passaic Avenue but they want one on the site. Mark Taylor stated that their requirement must be met and he supports their request. Carmen Cefolo-Pane asked if everything in the dome is fireproof. Mr. Costello replied that only the dome cover is fire retardant but the structure meets all fire code requirements.

Mike Sgaramella said that the dry hydrants need to be connected to the wet hydrants by PVC piping. Victor Vinegra added that dry hydrants are installed when you need to boost pressure. This should be a wet line.

Mark Taylor reiterated that it must be made safe. There was further discussion on the operation of dry and wet hydrants. Kevin Costello agreed to conduct a flow test and if it is possible to construct a wet hydrant they will do so.

Kristen Santoro asked if there would be competitions on site. Kevin Costello replied that there will not be any competitions, only training. The travel teams will compete offsite. He added that all training times are staggered.

The meeting was opened to the public.

Barbara Nevius, West End Ave. She wanted to know if the wet hydrant was in Florham Park or Chatham. Mike Sgaramella replied that the hydrant is in the right of way and supplied by NJ American Water. It would not affect anything if it was in Chatham.

Mike DeAngelis felt that a wet connection is needed for safety and Mark Taylor agreed. They agreed to install if possible. Victor Vinegra said that a flow test is needed and they should work with the engineer. Mark Taylor noted that there was no pressure issue at the Jacobus site. Mike Sgaramella said that the hydrant line will have to run from Passaic Avenue to put the wet tap in.

John Buchholz asked if bathrooms are in the dome. Mr. Costello replied that bathrooms are only in the clubhouse.

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

Mr. Buchholz made a motion to authorize the attorney to prepare a positive resolution, second by Mr. Guerin.
Roll: On a roll call vote all members present and eligible voted to authorize the preparation of a resolution.

On a motion duly made and seconded the meeting was adjourned at 9:15p.m.