

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
March 11, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 11, 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. Gary Feith  
Mr. Joseph Guerin  
Mr. John Buchholz  
Ms. Kristen Santoro (1<sup>st</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Michael Cannilla  
Mr. David Roberts

**Also Present:**

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 6:35 p.m.

March 11, 2019

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
March 11, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 11, 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. Gary Feith  
Mr. Joseph Guerin  
Mr. John Buchholz  
Ms. Kristen Santoro (1<sup>st</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Michael Cannilla  
Mr. David Roberts

**Also Present:**

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

**Approval of Minutes:**

1. Approval of the minutes of the February 25, 2019 meeting.  
Mr. Guerin made a motion to approve the minutes, second by Mayor Taylor.  
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Approval of the minutes of the January 28, 2019 meeting.  
Mr. Feith made a motion to approve the minutes, second by Mr. Guerin.  
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

**Resolution of Approval:**

- |   |                                    |
|---|------------------------------------|
| <ol style="list-style-type: none"><li>7. <b><u>DG Florham Park Solar, LLC</u></b><br/>100 Park Avenue (BASF)<br/>Block 1401, Lot 1.04</li></ol> | <b><u>Application # 18SP-8</u></b> |
|---|------------------------------------|

Applicant is seeking approval for the installation of a carport retrofitted with solar panels.  
Mr. Feith made a motion to approve the resolution, second by Mr. Guerin.  
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

8. **LSREF 4 Turtle, LLC (Celularity, Inc.)**  
170 Park Avenue  
Block 1401, Lot 3.01

**Application #19SPW-4**

Applicant is seeking approval for a change in tenancy.

Mr. Buchholz made a motion to approve the resolution, second by Mr. Feith.

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

**Sign Variance:**

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

**Application # 19SPW-3**

Applicant is seeking approval for a non-conforming sign.

Carried from the February 25, 2019 meeting without further notice or publication.

John Buchholz recused himself from the application.

Steven Azzolini represented the applicant. Kelly Buckley remained under oath.

Steve Azzolini stated that after sensing the negative feedback at the last meeting, they are returning to the Board with an alternative sign plan. They are reducing the size of the sign from four feet to three feet.

A-2: new proposed sign plan elevation

Kelly Buckley confirmed that the new sign will have 17.5sf of letter area. The overall sign area as calculated by the ordinance will be 32sf. This is much smaller than the original proposed area that was 57.1sf. It will be installed in the same location. It is internally illuminated and will be turned off at 7:00p.m.

Paul Grygel, planner for the applicant, was sworn in. He said that he reviewed the application, visited the site and read the zoning ordinance.

He said that this property is a large parcel at 12 acres and has more than 600 feet of frontage. It is in a commercial zone, and there are office and residential zones in the vicinity. The proposed location and setback for the sign is 63 feet from the right of way and 75 feet from the pavement.

The proposed sign area is 32 feet where 24 feet is permitted. However, the sign will not be any taller than what is there now. If the letters only were calculated, the area would be 17.5 sf.

This is a C-2 variance where the benefits must outweigh the detriments. The road frontage of at least 600 feet is twice the minimum frontage and will allow for two freestanding signs of 24 sf each. They could be placed ten feet from the right of way. It is a better alternative to have one slightly larger sign. It will be placed no closer to the street than what is existing and will be turned off at 7:00 p.m. to minimize any impact to surrounding areas. The letters are under half of the eight feet permitted. The sign will promote a desirable visual environment and there is no detriment to the zone plan.

Mr. Grygel stated that he does not see any negative impact. This is not a detriment. The residential areas could be more negatively impacted by two signs that could be placed ten feet from the road all of which would be permitted. One sign in the proposed location is a better zoning alternative. It is a unique site. If only the letters are counted, it is the permitted size. There is no negative impact to the Master Plan or the Zone Plan.

Katherine O’Kane asked about the orange color. She stated that there could be a concern about the illumination. She asked if the exhibit is an accurate representation of the actual sign color. Steven Azzolini stated that the internal illumination is more of a glow.

Ms. Buckley replied that the color is represented accurately. The orange color is muted and is part of the brand for Lapp. Katherine O’Kane noted that they are willing to only light the sign until 7:00 p.m. rather than the permitted 11:00 p.m. and that is a positive.

Carmen Cefolo-Pane said that she realizes that they are in the C-1 zone, but does not agree that it creates a desirable visual environment. It is not in an industrial park or Route 10 and there are residents across the street.

Mike DeAngelis said that he did not think that this is obtrusive and the Board must consider the fact that they are allowed two signs that are closer to the road if they so choose. This is a better alternative. He confirmed that they are obligated to place the sign in the location that was identified in the testimony.

Gary Feith asked if they or a future tenant could still have two signs if this was approved.

John Inglesino said that the variance runs with the land. But they always have the right to comply with the zoning ordinance instead. The Board could ask the applicant if they would agree to abdicate their right to conform to the ordinance, as a condition. But Mr. Inglesino said that he would have to research whether that is enforceable.

Kelly Buckley responded that they would not agree to that. They are not comfortable giving up their rights. If the property was ever to be marketed, that could be a negative impact.

Steve Azzolini gave a brief summary of the request. He stated that it is better alternative than two signs. He understands the concern and they responded with a plan that is less severe than the original request. He also noted that they agreed to have the sign off at 7:00pm rather than the permitted 11 p.m. which would be worse. He agrees that the benefits outweigh the detriments.

Katherine O’Kane concurred that the reduction in size and the limited hours mitigated any negative impact. They are asking for less than what the ordinance would allow with respect to total sign area.

Mike DeAngelis added that this business has been here for 55 years and has been a good corporate neighbor. The permitted setback of 10 feet would be much more intrusive than the 63 feet that is proposed. At that distance, the sign will appear much smaller.

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

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

Roll: DeAngelis, yes; Guerin, yes; Taylor, yes; Cefolo-Pane, no; Feith, yes; Santoro, yes.

Mayor Taylor stated that he was sorry to hear that Les Thompkins who is a principal at the Lapp Group passed away unexpectedly. He offered his condolences.

### **Proposed Ordinance Changes:**

#### *Minor Site Plans and Site Plan Waivers (First reviewed at the August 6, 2018 Planning Board meeting)*

Katherine O’Kane stated that she reviewed the proposed changes and recommended that the minor site plan definition be changed. Originally it was defined as nonresidential development to not exceed 200 square feet and/or requires no more than 5 additional parking spaces.

Ms. O’Kane recommended that portion of the definition to be less than 1,000 square feet and/or less than 200 square feet of improved lot coverage. It would be subject to the same conditions as originally proposed.

The Board would continue to hear these minor site plan applications. She agrees with the site plan waiver modifications that were originally proposed. The changes would permit the Borough Engineer to review and approve certain site plan waiver applications that do not require substantial structural changes, more parking than the prior use, and do not pose an increased risk to public health, safety, morals and general welfare.

Mr. Guerin made a motion to agree that the proposed ordinance is not inconsistent with the Master Plan, seconded by Mrs. Cefolo-Pane.

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

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

Marlene Rawson  
Board Secretary

March 11, 2019