

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
July 9, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 9, 2018 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. Dean Donatelli, 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 6:35p.m.

July 9, 2018

Marlene Rawson
Board Secretary

Mr. Calta gave a brief review of the application. They received subdivision approval on June 9, 2014. The protections from zoning changes lasted for three years and in June 2017, they received approval for a one year extension which has expired. They now want to use the last extension available to them.

When asked about the status of the project, Mr. Calta explained that the applicant is entertaining offers and bids on the property at the present time. They realize that this extension would be the final one that could be granted.

There were no questions from the Board or the Public.

Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to approve the extension, second Mrs. Cefolo-Pane

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

Break: 6:45p.m.-7:00p.m.

Mr. DeAngelis called the meeting back to order at 7:00 p.m.

Preliminary and Final Site Plan:

14.	<u>B & B Associates, LLC dba Dahlia Brook Townhouses</u>	<u>Application # 18SP-5</u>
	165-167 Ridgedale Ave.	MF-7 zone
	Block 1906, Lots 12 & 13	

Applicant is seeking approval to construct seven townhomes.

Susan Rubright, Esq. represented the applicant. She stated that the project involves the construction of 7 townhomes. One will be an affordable housing unit. This particular property has recently been rezoned in connection with the Borough's affordable housing settlement agreement.

A-1: aerial map dated 7.9.18

Michael Roth, of Bowman Engineering was sworn in. He stated that the parcel is 1.06 acres and have 136 feet of frontage along Ridgedale Avenue and a wooded rear portion. The property is currently vacant land. It is surrounded by the PB-2 zone, B-1 zone, and R-15 zone across the street. There are no wetlands on site and it is not in a flood hazard area. The property slopes from east to west and drains to the north west.

A-2: site plan rendering dated 7.9.18

All bulk requirements are in compliance. The height is 33.7 feet, the total building coverage is 19% inclusive of overhangs, the front and side setback is 30 feet, the rear lot line is 69 feet and north side lot line is 60.9 feet.

The building has seven units, is two stories and contains a basement and garage. There are 18 parking spaces on the site that includes 4 visitor spaces. The spaces are 9 X 18 feet in size. The buffer for the fire staging area has been reviewed and approved by the Fire Department. A 24 foot, two way drive aisle is proposed.

There is nominal traffic associated with this project. There would be 6 trips during the am peak hour, and 7 trips during the pm peak hours.

Mr. Roth reviewed comments of Mike Sgaramella, Board Engineer and has agreed with the comments. He will update the plan to reflect the 19% building coverage, the site lighting will be changed to lantern style as per the Town Center Task Force recommendations. The basin will be constructed prior to construction. All units will contain sprinklers.

The runoff at project completion will be less than what is currently existing.

Mr. Roth reviewed the comments of Bob Michaels, Board Planner. He will install wall mounted lights in the rear of the building. A significant buffer will be provided to shield the adjacent residents along Ridgedale Avenue. Trash and recycling will be handled via curbside pick-up. The grading will comply with ADA requirements.

Mr. Roth did not agree with the recommendation from the Town Center Task Force with regard to sidewalks. They recommended a 6 foot wide sidewalk along the street. The applicant preferred a 4 foot sidewalk and pointed out that it would match what is existing on the north side of the property. The sidewalk does not continue past their property.

Mike Sgaramella suggested that if the adjacent property gets redeveloped and puts in 6 foot sidewalks, then this applicant could perhaps install the wider sidewalk at that time. It was pointed out that at that future time, there would be a homeowner association that would be in control of improvements so it may not be possible.

Susan Rubright stated that it may look odd to have a 6 foot sidewalk connecting to a 4 foot sidewalk, but her client will agree to do that if that is what the Board wants.

John Winters, 32 Brooklake Road. He stated that he agrees the sidewalk should match with what is already there or else it will look strange.

The Board also agreed and seemed to think staying with the 4 foot width is the best option. Sidewalks in the area are all four feet and to have one wide section would not make sense.

Mr. Roth stated that they will revise the site lighting for the lantern lights with appropriate light levels and add the rear lighting. They will be on from dusk to dawn for public safety purposes.

The trees will remain the same size as proposed at planting time and Mr. Roth noted that an 18 inch berm will be added and is confident that the trees will grow.

He reiterated that the neighboring property will not be affected by the storm water, and the plan will actually improve the existing situation.

Mike Sgaramella stated he made a site visit and there is an inlet and a drainage system that is in good condition that is working. It ties into the existing parking lot drainage. He has no concerns with the plan as proposed.

Trash pick-up will be stored in the garages and will be collected from 7am to 6pm.

Mike Sgaramella confirmed that a tree arborist will complete the tree removal plan.

Bob Michaels verified the width of the garages. The market rate units will have a 16 foot wide door and the affordable unit will have a 12 foot wide door. The affordable unit will have an ADA accessible driveway. There was discussion on the appropriate width of the driveway for ADA purposes and also whether there is a requirement for an ADA parking space.

Ms. Rubright stated that if an ADA parking space is required, they will provide it. In addition, she stated that they will make the affordable unit driveway 13 feet wide to comply with ADA.

Mr. Cannilla verified that a trash hauler can navigate the site. Mr. Roth stated that they can and in addition they need less room than the fire truck. Mike Sgaramella agreed that there will be no issues with a trash truck.

There were no other questions for Mr. Roth.

William Byrne, architect, was sworn in. He stated that the affordable unit has been made fully ADA accessible. All steps have been removed and the unit complies.

A-3: colored rendering of plan

The façade features a cohesive look with some individual elements on each unit. They will use finishes such as hardi-plank siding, shutters, veneered stone, varied rooflines and textured shingles. The entry doors will be covered. The COAH unit will have on-grade access and there are also several units will have on-grade access.

The affordable unit contains two bedrooms, is 1507 square feet. There is first floor space that is capable to be retro-fitted for a bedroom. The remaining six units will be 2642 square feet and have three bedrooms.

A small deck will be placed behind all units. The HVAC equipment will be in the rear and behind each unit in a recessed area near the deck and the deck stairs. The units will be screened with foundation plantings.

The subject of emergency generators was discussed. These will not be installed by the developer. The future homeowner association would make the decision on whether they would be permitted. Mr. Cannilla asked where the air handlers would be. Mr. Byrne said that there will be one in the attic and one in the basement.

Mike Cannilla noted that no information was provided on the revised drawings. Mr. Byrne said that the original submission had all details on them. He assured the Board that the final plan set will be revised to have all this information.

Mr. Byrne reiterated that the units will all be sprinklered, as per the Fire Department request. He added that the trees will be planted on a berm.

Mr. Cannilla thought that the proposed sign seemed large for the site. It is 10 foot wide by 3 feet high. Ms. Rubright stated that it will comply with the ordinance. It will be comprised of the same materials as the building. The final sign design will be determined by the owner.

Bob Michaels stated that multi-family units can have this size sign as per our ordinance. He thought that the street number should be included on the sign.

Mike Sgaramella stated that there are no issues with the sight lines.

Bernie Elbaum, principle of B&B was sworn in.

Mr. Roth and the owner agreed to look into whether the sign can be reduced in size.

The meeting was opened to the public.

John Winters, 32 Brooklake Road. He stated that the Keyes Street intersection is getting very congested.

Mike DeAngelis agreed that the area is congested but replied that this project will not impact the traffic flow too much. There are only seven townhouses.

Board members asked if the affordable unit would be "for sale" or for rent. The owner, Mr. Elbaum, said he was not sure yet. Bob Michaels stated that in either case, all COAH regulations must be complied with and renters must be qualified. They also verified that no window or egress would be installed in the basement.

Bob Michaels confirmed that the decks do not count for building coverage and can be in the setback.

The conditions are to widen the driveway on the affordable unit. They will look at the size of the sign. They also agree to withdraw the application for a daycare on the same sight if the application is approved. They will also revise the plans showing the details.

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

Mr. Cannilla made a motion to approve the application, second Mr. Guerin.
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 8:00p.m.

Marlene Rawson
Board Secretary

July 9, 2018