

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
June 11, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 11, 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. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin  
Mr. John Buchholz  
Mr. Dave Roberts (1<sup>st</sup> Alt)

**Members Absent:**

Mr. Gary Feith

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, 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:**

- |           |                                                                                    |                                                          |
|-----------|------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>1.</b> | <b><u>Apex Tigers Martial Arts, LLC</u></b><br>79 Hanover Road<br>Block 201, Lot 5 | <b><u>Application #18SPW-11</u></b><br>change of tenancy |
|-----------|------------------------------------------------------------------------------------|----------------------------------------------------------|

Applicant is seeking approval for a change in tenancy for a martial arts training facility.

Steven Azzolini, Esq. represented the applicant. Gina Wong, owner operator was sworn in and gave testimony.

Ms. Wong currently leases 5450 square feet of space at 182 Ridgedale Avenue. She has been at that location for 10 years. It is a Taekwondo studio.

She is relocating her business to 79 Hanover Road which is the former Chase Bank. The operation of the business will remain the same and there on no exterior structural changes associated with this application, only interior. The size of the space is somewhat smaller at 3950 square feet.

There are 28 parking spaces at the new location which is the same number of spaces that is allocated to her at her current location at 182 Ridgedale Avenue. She testified that it is ample parking for the use and the average age of her students is 3 years – 15 years, although there are some adults. The business will operate on Monday through Saturday from 12pm-9pm. There are two employees onsite.

They do not receive deliveries. Trash is minimal and there is no dumpster on site and no plans for one. They will use standard trash and recycling cans. They plan to continue to use Pryer Disposal Service.

There will be signage changes but all will comply with the ordinance. The signs will be internally lit.

A-1: building sign rendering

A-2: ground sign rendering

The parking lot will be restriped and stop sign be re-set, and a do not enter sign installed at either end of the drive-thru window. She will work with Mike Sgaramella on this area. The bathrooms are ADA accessible.

Mr. DeAngelis opened the meeting to the public.

There were no further questions from the Board or the Public.

Mr. DeAngelis called for a motion.

Mr. Cannilla 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 (*Buchholz recused*)

**2. 54 Broadway Deli**

54 Broadway  
Block 3401, Lot 28

**Application # 18SPW-10**

change of tenancy

Applicant is seeking approval for a change in tenancy for a delicatessen business.

Julio Duque, Jimena Velasquez, applicants, and Laura Garcia, friend of the applicant, were sworn in. Ms. Garcia translated the Board questions and applicant responses in connection with the application.

In response to questions from Mr. DeAngelis, Ms. Garcia stated that the applicants want to operate a deli business that will serve both hot and cold breakfast and lunch items. There are no changes to the building other than paint and interior décor. There will not be any substantial catering business associated with this use. There are no commercial trucks as part of this business and any deliveries will be done with their own private vehicles.

Mr. DeAngelis stated that parking is limited to on street parking. This business location pre-dates zoning and is known as a pre-existing, non-conforming use that can continue but cannot be intensified without further approvals. There are 24 seats and there cannot be any more. This total includes outside seating as well. The outside seating cannot be more than 8 seats. Ms. Garcia stated that it is mostly a take-out business and they understand the seating limitations.

Mr. DeAngelis noted that the applicants will not expand on the hours of operation, but would like to make a change to the days of operation. The last few operators were closed on Monday and open Tuesday to Sunday. This applicant wants to be closed on Sunday and open Monday to Saturday. Mr. DeAngelis does not see any problem with that slight change.

Mayor Taylor confirmed that those hours were what had been in place until 2008 when a change of tenancy also changed the days of operation.

The intended hours of operation are: Monday-Friday from 6am-6pm, and Saturday 7am-3pm.

Ms. Garcia stated that food and beverage deliveries will be twice a week by a small box truck. They agreed to the items in Mike Sgaramella's report. They understand that they will need to hire a disposal service for trash.

Mr. DeAngelis asked if they had deli experience and they replied that they do. Seeing 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

3.        **25 Vreeland Venture, LLC**                                **Application #18SPW-12**  
             25B Vreeland Road                                                *Piemonte & Liebhauser*  
             Block 301, Lot 14

Applicant is seeking approval for a change in tenancy for an office use.

Mark Goodman, Esq. represented the application. Gina Liebhauser was sworn in.

They are taking 2500 square feet of space. The nature of the business is business management and tax preparation for small businesses.

They are allocated 10 parking spaces. They will have 7 full time employees and one part time employee. There are very few clients that visit the site. All client meetings are done off-site.

Deliveries are typical; UPS, FEDEX, and US Mail.

There were no questions from the Board or the public. Mr. DeAngelis called for a motion.

Mr. Cannilla 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

On a motion duly made and seconded the meeting was adjourned at 7:00 p.m.

June 11, 2018

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
June 11, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 11, 2018 at 7:00 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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin  
Mr. John Buchholz  
Mr. Dave Roberts (1<sup>st</sup> Alt)

**Members Absent:**

Mr. Gary Feith

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

**Approval of Minutes:**

1. Approval of the minutes of the May 7, 2018 meeting.

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

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

**Resolution of Approval:**

7. **Remo DiPopolo**  
251 Brooklake Road  
Block 2009, Lot 1

**Application #18MSD-1**  
major subdivision  
R-15 Zone

Applicant is seeking approval for a 2 lot subdivision with variances.

Mr. Guerin made a motion to approve the resolution, second Mrs. Margulies

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

## **Ordinance Review and Referral:**

### 11. **Ordinance # 18-15**

*Amending section 250 "Zoning" of the Borough Code with Respect to Building Height*

The Board reviewed the proposed ordinance amendment. This was already recommended and discussed by the Planning Board at a previous meeting prior to the ordinance introduction. The Planning Board agreed with the amendment with one minor language change. They want to clarify the types of affected applications and change "zoning" to "development" (applications).

Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to approve the amendment with the language change to "development" applications, second by Mr. Roberts

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

## **Extension of Approval:**

8. **S.A. Realty, LLC**  
29 Hanover Road  
Block 201, Lot 13

**Application #06SP-1 & 10SP-3**

Applicant is seeking an extension of previously granted preliminary and final site plan approval. (3<sup>rd</sup>/final)  
Jane Margulies and John Buchholz were recused from this application.

Steve Schaffer, Esq. represented the applicant. His witness was not in attendance. The client is asking for the third and final extension of approval that will offer protection from zoning for one more year to June 30, 2019. He gave a brief history of the application.

They were before the Board in December 2017 for the second extension. The environmental issues on the site and the progress up to then were discussed at that meeting. The Board approved the extension that is due to expire on June 30, 2018.

Mr. Schaffer explained that a cost analysis of the proposed addition is still ongoing. Due diligence is continuing, and they are evaluating the cost of the addition versus acquiring warehouse space offsite. It is a German based company so meetings are held in Germany. They are requesting the last of 3 possible extensions be granted to complete this process.

Mr. Cannilla recalled that there were failures in LSRP report filing regarding the environmental issues on the site. He asked if that had been corrected.

Mr. Schaffer stated that he has been told that the filling of all environmental paperwork is up to date.

Mayor Taylor was concerned because the heirs and successors of the original Ohaus family are passing away. It is their fund that must finance the remediation. He added that the he wants the Lapp Group to stay in Florham Park.

Mr. Schaffer assured the Board that the remediation escrow remains fully funded. He said that he will provide proof that the LSRP reports that have been filed as a condition of the resolution.

The meeting was opened to the public. There were no other questions. Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the extension to June 30, 2019, second by Mr. Roberts

Roll: Guerin, yes; Roberts, yes; DeAngelis, yes; Taylor, yes; Cefolo-Pane, yes; Cannilla, abstain.

## **Amended Site Plan:**

9. **LSREF Turtle, LLC**  
170 Park Avenue  
Block 1401, Lot 3.01

### **Application #18SP-3**

Applicant is seeking approval for the construction of a patio and related improvements.

Matthew Schiller, Esq. represented the applicant. This is an application for an outdoor patio and parking lot improvements. The property has a three story office building on it that is vacant. They are planning these upgrades in order to attract new tenants.

The new outdoor patio, parking area improvements will result in a slight reduction in parking that triggers a variance. The parking space count will go from 601 spaces to 597 spaces. The ADA spaces will increase to 12 spaces and be compliant.

Fred DiSanti, Hudson Advisors, representing the owner, was sworn in. They have owned the building for three years. The building is unoccupied and they have been refurbishing the space. He explained that it is a very competitive office space market today and potential renters want outdoor amenities. He prefers to have only one tenant.

Grant Lewis, Engineer, was sworn in.

A-1: site plan, colorized (C-301)

Mr. Lewis gave a brief history of the lot. It was recently the subject of a subdivision. Currently there are 601 parking spaces and 10 ADA spaces. They are planning 431 feet of sidewalk replacement, plus addition 47 feet of additional new sidewalk. They also will install 3 new crosswalks of stamped concrete.

The new patio will be 2400 square feet and will also be stamped concrete. There is also an 18 inch landscaping retaining wall planned.

The parking space count is reduced from 601 spaces to 597 spaces which is 3 spaces short of what is required by ordinance.

Mr. Lewis gave planning testimony and said that it is a vacant building and is taking a long time to fill. There will be better safety features with the crosswalks and striping. They may not ever need 601 parking spaces. They are providing the correct number of ADA parking spaces and in compliance.

Bob Michaels confirmed that the patio has been coordinated with the interior, likely the eating area, so that it naturally flows out to exterior space.

Mr. Buchholz and Mr. Cannilla felt that they should rethink the some of the secondary ADA spaces and move them closer to the main entrance.

Mr. Lewis said that it would cause them to lose 2 additional spaces if they moved the ADA spaces.

The Board members felt that it would be better to have the ADA spaces closer to the entrance even if they lose 2 additional parking spaces. Mr. Lewis agreed and the new total space count is 595 and 12 ADA spaces.

Ed Clark, Landscape architect was sworn in.

A-2: patio rendering (L-2)

Mr. Clark described the patio and the landscape improvements. The area will be planted with a mix of shade trees, landscape plantings for seasonal interest. There will be a landscape wall and low level lightings. They are incorporating natural elements such as large boulders.

There were no questions from the Board or the Public. Mr. DeAngelis called for a motion.

Mr. Cannilla 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.

10. **LSREF Turtle, LLC**  
180 Park Avenue  
Block 1401, Lot 4

**Application #18SP-4**

Applicant is seeking approval for the construction of a recreation area and related improvements.

Matthew Schiller, Esq. represented the applicant on the second patio application. There are no variances associated with this project. This is for patio and related driveway and access improvements. This is a multi-tenanted building and they want to add amenities.

Grant Lewis, Engineer, was sworn in. He described the location. It is a four story office building.

A-1: site plan rendering, colorized.

They are adding 436 feet of new tenant walking trail and also a patio area. There will be a small landscape wall with a parapet. This project will disturb 9900 square feet and result in an increase of 2700 square feet of impervious coverage. The DEP application for the trail construction is pending.

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.

On a motion duly made and seconded the meeting was adjourned at 8:30p.m.

Marlene Rawson  
Board Secretary

June 11, 2018