

**Zoning Board of Adjustment  
Regular Meeting Minutes  
November 28, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, November 28, 2018 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

**Members Present:**

Mr. Michael Cannilla, Chairman  
Mr. Jeffrey Noss, Vice Chairman  
Mr. Rick Zeien  
Mr. Brian O'Connor  
Mr. Jason Jensen  
Ms. Elizabeth Roseman (1<sup>st</sup> Alt)  
Mr. Ted Trautman, (2<sup>nd</sup> Alt)

**Members Absent:**

Mr. John Novalis

**Also Present:**

Mr. Kurt Senesky, Esq., Board Attorney  
Mr. Michael Sgaramella, Board Engineer  
Ms. Katherine O'Kane, PP, Planner

**Call to Order:**

Mr. Cannilla, Chairman called the meeting to order at 7:00p.m.

**Statement of Adequate Notice:**

Mr. Cannilla 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 of 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 the N.J.S.A. 10:4-6, et sec., "Open Public Meetings Act."

**1. Appointment of a Nominating Committee**

Mike Cannilla stated that Board member John Novalis will chair the Nominating Committee for 2019 Chairman and Vice-Chairman. He also stated that the Reorganization Meeting will be on January 2, 2019.

**Use Variance, Preliminary & Final Site Plan:**

<b>7.        <u>Artis Senior Living</u></b>	<b><u>Application #BOA17-13</u></b>
301 Columbia Turnpike	use, preliminary & final site plan
Block 1602, lot 5	R-25 zone

Applicant is seeking approval for an assisted living facility.

The Applicant is now being represented by Kate Coffey, Esq. of Day Pitney. The original representing attorney, Douglas Henshaw, is retiring.

Ms. Coffey stated that the reason for the appearance tonight is to update the Board and Public on the progress of the application to date. There will be no professional testimony presented tonight.

Ms. Coffey said that their last Board appearance was on July 18, 2018. At that time, they had reduced the size of the footprint to 21,362 square feet and the bed count to 64 beds. The distance to the rear neighbors was increased to 132 feet.

In a memo dated August 30, 2018, the Florham Park Police Chief expressed concerns about traffic and the entrance to the proposed site. A meeting took place that included the County Engineer, the police and the Borough Engineer. The applicant was not present at the meeting. It was contemplated at the meeting that modifying Elm Street to be a full service intersection may be a better idea. However, the change would require Borough Council approval and an ordinance change.

Mr. Cannilla stated that he thinks that the County Planning Board reviewed the original plan with the deceleration lane, but the County Engineer did not see it. Now that the County Engineer has seen the plan, the review has been reopened.

Ms. Coffey reiterated that they did not attend the meeting. They too, were surprised by the decision to review the plan again since they received the original approval. She continued that the Applicant's traffic expert also believes that the deceleration lane will work. Nevertheless, they are looking at other options and improvements to the deceleration lane. To try to accommodate the concerns of the police chief.

Mike Sgaramella concurred with Ms. Coffey's summary. He stated that that the meeting was inter-agency, and the applicant did not attend. It was an inter-agency conflict that they wanted to resolve internally. Access to the proposed site via Elm Street was discussed. This idea was then brought to the Borough Council who were overwhelmingly against exploring a change to the operation of Elm Street.

Mr. Senesky asked if the applicant would be submitting a new plan. Ms. Coffey reiterated that they are in the process of exploring what, if any, other options are feasible. They have reached out to the neighboring property owner which is an office building to discuss whether access through a portion of their site where there is a planned jug handle, is possible. They have been unsuccessful in reaching anyone to this date.

The meeting was opened to the public.

Bryan Cave, 58 Elm Street. He asked if the proposed access point would be in the future jug handle area for the Alfieri property that is across the street.

Ms. Coffey responded that it would be on a portion of that property.

There were no other questions. Ms. Coffey asked that the application be carried to the January 16, 2019 meeting without further notice or publication. She also granted an extension of time to that date.

Mr. Cannilla confirmed that they served notice for this meeting. He asked that any new plans be submitted ten days in advance of the meeting.

Mr. Zeien made a motion to carry the application to January 16, 2019 meeting without further notice or publication, second by Mr. O'Connor.

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

On a motion duly made and seconded the meeting was adjourned at 7:45p.m.

Marlene Rawson  
Board Secretary

November 28, 2018