

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
April 8, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 8, 2019 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
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. John Buchholz
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. David Roberts

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Wyciskala, 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:

1. **LSREF4 Turtle, LLC – Celularity** **Application #19SPW-8**
170 Park Avenue
Block 1401, Lot 3.01

Application is seeking approval for the installation of two concrete pads.

Matthew Schiller, Esq. represented the applicant. He stated that they had come before the Board a few months ago for a change in tenancy. They are here now to seek approval for concrete pads in connection with a generator installation and also nitrogen tanks.

Doug MacGorman, Executive Director of Celularity, James Folgja-Turner, Suny David of Langan Engineering, and Fred DeSanti, Landlord representative, were sworn in.

Mr. MacGorman reviewed the nature of the business. This is a corporate headquarters for a biopharmaceutical and clinical trial business. The focus is on cancer research.

The tanks are for liquid nitrogen and carbon dioxide. Liquid nitrogen is needed to keep the product in a frozen state. The tank is 10 ft. x 30 ft. Carbon dioxide is the cooling media for the refrigeration units. The emergency generator is sized for the critical the lab equipment. The second generator would be used only for a prolonged outage for the HVAC and preservation of the product. This equipment is a requirement of the regulatory agencies of the FDA and the EU and they must comply.

The concrete pads are 17ft. x 41ft. and 17ft. x 72ft. They will be located on the east side of the building in the vicinity of the loading dock. It is currently a grassy area. A sidewalk will be relocated. The tanks will be vinyl wrapped and will blend into the building and surroundings.

The improved coverage will increase by 2266 square feet or .3%. No variance is needed. The roof top will have air handlers and they will be screened. They will comply with all noise regulations. The generators will be diesel powered and exercised monthly. They will exercise them during the work week. The generator has a double wall.

Jane Margulies asked where the loading dock and the dumpsters are. They stated the area is in the back corner of the building.

Mike Sgaramella confirmed that the fire hydrant is being relocated and an elevator was installed to go to the roof.

There were no other questions or comments 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. (*Cannilla abstain*)

2. **LSREF4 Turtle, LLC – (“CF”)**
180 Park Avenue
Block 1401, Lot 4

Application #19SPW-9

Applicant is seeking approval for a change in tenancy.

Matthew Schiller, Esq. represented the applicant. They are a large national law firm that is taking 4665 square feet of space on the first floor of 180 Park Avenue.

A-1: updated floor plan

Michael Margulies, shareholder in the company and Fred DeSanti, landlord representative, were sworn in. The applicant focuses on complex commercial law. There are five attorneys currently and they are adding three more for a total of eight attorneys. There will be eleven employees in all. There are 17 parking spaces allotted to them. They will not have client traffic. It was noted that there is separate guest parking onsite.

Mike Sgaramella concurred that the building is 62% occupied and there are no parking concerns.

There were no other questions or comments. 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 7:05p.m.

April 8, 2019

Marlene Rawson
Board Secretary

6. **Litvak & Trifoliis, PC**
30A Vreeland Road
Block 302, Lot 1

Application #19SPW-6

Applicant is seeking approval for a change in tenancy.

Mr. Cannilla 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.

Extension of Approval:

7. **Alfieri Florham Park, LLC**
Columbia Turnpike
Block 501, Lot 4,
Blocks 601, Lots 1, 2, 3
Block 702, Lot 9

Application #87A

Applicant is seeking and extension of previously granted development approvals for Phase I and Phase II as identified in the Stipulation of Settlement in 2014.

Frank Petrino, Esq. represented the applicant. This is in connection with approvals for office space that are many years old. The development approvals are for 175,000 square feet of office space in Phase I and 400,000 square feet of office space in Phase II. The 2011 Stipulation of Settlement expired on December 31, 2018. They are seeking to extend this amended approval for 4 years to December 31, 2022.

They recently entered into an agreement with the Borough and Fair Share Housing to be part of the inclusionary zoning that is mandated. They have agreed to build 560 units of residential housing, of which 112 of those units will be designated as low and moderate income eligible. A GDP application for this development has just been submitted and they hope to proceed with that.

Mr. Petrino stated that paragraph 10C of the Stipulation of Settlement requires that off-site improvements be made to accommodate the office development or whatever plan they will proceed with. They must keep this Stipulation of Settlement in effect as they go through the process to build the residential development because certain provisions are relevant to this plan.

John Wyciskala stated that this is a request for an extension of their amended approval for office buildings to December 31, 2022. The project may never be built due to their settlement with fair share housing. During that time, they intend to get GDP and site plan approval for the residential use. Once they get site plan approval, it will supersede the previous approval. The Board may choose to change the period of protection. This is at the Board's discretion.

Mr. Cannilla wanted to limit the extension request to two years instead of four years. Mr. DeAngelis thinks that is reasonable and would rather have the applicant return in two years for an update if further extensions are needed. Mr. Petrino was agreeable to the two year extension.

Mr. Cannilla made a motion to approve a two year extension, second by Mrs. Margulies.

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

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