

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
August 19, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, August 19, 2019 at 6:00p.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
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts

Members Absent:

Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Ms. Kristen Santoro (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
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:

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| 1. | <u>Florham Park Properties, LLC</u>
177 Columbia Turnpike
Block 1901, Lot 10 | <u>Application #19SPW-15</u> |
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Applicant is seeking approval for the installation of a decorative fence.

Rosemary Stone Dougherty represented the applicant. Her witness, Nicholas Mazzocchi, was sworn in.

Ms. Stone Dougherty stated that the request is for a four foot high fence to place on the property line in order to prevent trespassing, trampling of landscape plantings, and litter control. A fence is permitted in the zone, but the Engineer Mike Sgaramella preferred to let the Board decide what type of fencing they prefer.

Mr. Mazzocchi stated that the location is a landscape barrier that separates his property (TD Bank) from the adjacent property at 189 Ridgedale Avenue where there used to be a restaurant. People park in his parking lot and then walk through the landscape barrier to visit other locations in the town center. The constant foot traffic through the landscaping has destroyed the plantings repeatedly. They have been replaced several times but the trampling is continual. Mr. Mazzocchi stated that he put up towing signs, but it has not deterred anyone.

He is proposing a fence that would physically separate the spaces and force people to use the area sidewalks. He prefers to use a 4 foot black chain link fence that will match the light poles. It will be more than 50% open. This is very sturdy and will hold up to snowplowing.

His second choice is an aluminum fence that has the iron look to it. It is very similar to the fence in front of Borough Hall.

A-1: picture of chain link fence

A-2: picture of aluminum fence

Mike Cannilla asked if he planned to landscape both sides of the fence. He did not think there was enough room to do that. Mr. Mazzocchi said that he plans to have a row of rose bushes on both sides as a further deterrent. He reiterated that he prefers the chain link style, but he will let the Board decide.

Board members preferred the more decorative aluminum fence. Carole Anderson of the Town Center Task Force had no objection to the fence.

There were no other questions or comments from the Board or the Public.

Mr. DeAngelis asked for a motion.

Mr. Cannilla made a motion to approve the application with the exhibit #2 fence, second Mrs. Margulies

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

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 6:20p.m.

August 19, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
August 19, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, August 19, 2019 at 6:20 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 (6:40p.m.)
Mr. Michael Cannilla
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts

Members Absent:

Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Ms. Kristen Santoro (1st Alt)

Also Present:

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

Approval of Minutes:

11. Approval of minutes from the July 8, 2019 meeting.

Mr. Guerin made a motion to approve the minutes, second by Mr. Roberts
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Site Plan:

7. **FloPark Associates** **Application #19SP-3 & 19SPW-13**
182 Ridgedale Avenue
Block 1902, Lot 1

Applicant is seeking approval for parking lot modifications and a change in tenancy for a fitness center (Orangetheory Fitness).

John Buchholz was recused from this application.

Larry Calli, Esq. represented the applicant. The site plan application is to improve the parking lot circulation, add parking spaces and upgrade the existing lighting. In addition to the site plan modifications, there is a change in

tenancy application for 4000 square foot area that is currently vacant. The new tenant is proposed to be Orangetheory Fitness.

The shopping center is known as the "Shoppes at Florham Park". It is a two acre site that has three road frontages. It is in the B-1 zone.

John Inglesino explained the site plan waiver process and stated that both applications are intertwined and can be heard simultaneously.

Mike DeAngelis confirmed that if a variance is granted, it will run with the land. John Inglesino agreed and that must be considered.

Ned Bolcar, franchise operator was sworn in. He stated that he has several locations in New Jersey for this fitness center including Shrewsbury, Morris Township, New Providence, and also in eastern Pennsylvania. When choosing a location, he studies the demographics in the area and this site has been identified as a desirable location. He added that there are 960 Orangetheory locations across the country and no one has gone out of business in the 9 years they have been in existence.

Workouts are coach led and 55 minutes long. There is a 15 minute interval between classes. The hours of operation are 5:30am to 1:30pm, and then again from 4:30pm to 8:30pm and close at 9pm. There is only one class on Friday afternoon at 5:30am-6:30pm. Saturday and Sunday hours are 7:00am – 1:30pm and will close at 2:00 p.m. Maximum class size is 26. Average class size is 22-23. One coach per class. There are 2-4 employees on site at peak time.

There are two showers and two bathrooms, plus a dryer bar. Mr. Bolcar stated that less than 20% of people use the shower facilities. There is very little trash generated from this use. There are limited deliveries.

Mr. Bolcar stated that this area was attractive to him because there is a good residential population and the people like to work out. There has a good mix of retail. His business model is 800-900 members.

Mike DeAngelis asked Mr. Bolcar if 30 parking spaces will be sufficient. He replied that 30 spaces is enough 95% of the time. He said that this space is a large investment for them but they are comfortable that it will work.

Mayor Taylor arrived at 6:40pm. The testimony was recapped for him up this point.

Mike Sgaramella confirmed that the sign plans will be submitted separately. The operator stated that they will comply with the sign ordinance.

Mayor Taylor asked about the lunch traffic. The operator stated that the lunch hour is their least busy time. They are busy in the early morning and late afternoon. There are no classes held between 1:30p.m-4:30 p.m.

Mayor Taylor said that the former tenant, Apex Tigers, had tournaments that were attended by many people. They had overflow parking using spaces offsite during tournament times. He confirmed that the 6000sf space is to be subdivided to be 4000 square feet for this use, leaving a 2000sf space.

Mike Cannilla said that lunch time and Sunday morning will be a problem. He said that the numbers may work, but operationally it is very crowded during that time. He wanted them to look more closely at the parking. Larry Calli stated that the site will work. He reiterated that he has been to the site on a number of occasions during lunch time.

Larry Calli said the extra 2000 square feet of available retail space is counted in the parking count. There was a question on the existing hair salon parking requirement as to whether it should be 1 for 200 since it existed prior to the new parking standard or if it now must be 1 for 100 square feet. If it is 1 for 200sf, the site complies as proposed. If it now must be 1 for 100sf, then the site is short by 7 spaces, site wide. Larry Calli added that parking is an ongoing issue in all towns.

Katherine O’Kane asked about the breaks in between sessions. The operator said that it is 15 minutes. These are independent franchises and they can be flexible with their sessions and breaks. The company recommends 15 minutes. The 15 minute interval can be a condition of approval.

Larry Calli said that the lowest period of the day is between 11am and 1pm. There is not a big lunch crowd. The early hours of the day are the busiest in many locations. Ned Bolcar said the members will do what works for their particular lifestyle and for most people, and early morning workout is what is most convenient.

Katherine O’Kane asked if this is considered a primary workout for people. The operator stated that in 50% of the cases this is a complimentary workout and the other 50% it is the primary workout.

The meeting was opened to the public.

Bill Zuckerman, 12 Keyes Street. Asked how they would monitor parking spots.

Larry Calli replied that it is an open parking lot. John Inglesino added that there are no exclusive spaces. Ned Bolcar stated that he can manage the class times.

Dan Sehna, engineer for the project was sworn in.

A-1: survey of property.

Mr. Sehna oriented the Board to the property. There are currently 86 spaces. There are six trash enclosures. There are three light fixtures, three driveways that include one ingress, one egress, and one full movement driveway. There is two way circulation. He stated that there is an inefficient layout of parking and space that can be gained.

There are 122 parking spaces required and 86 spaces existing. Landscaping is required to be 10% and is deficient as it only provides 1700 square feet. There are mostly 9x18 spaces where 10 x20 are required, and buffer variances existing.

The new plan will increase the parking spaces to 116, an increase of 30 spaces. The trash enclosures will be reduced to two from five. There will be endcaps placed on the parking fields. They are planning for new decorative lighting fixtures as per the Town Center Task Force standards and new landscaping in the islands.

The fire truck movement has been approved by the Fire Department. There are no changes to the building. The parking spaces will be made to be 9 x 18ft size from 10 x 20ft. This is considered a typical size and will work since there are no shopping carts used in this shopping center.

There is a 10% landscape requirement amounting to 6252 square feet. The existing landscaping is 1700 square feet and they propose an increase that will total 3951 square feet of internal landscaping.

It was noted that the parking space chart used the 1-200 requirement for the hair salon since that is how it was originally calculated. The new parking standard for the fitness center would be 1-100 for that use and would increase the requirement to 41 spaces.

The Dynamic traffic review findings were the following: Peak Time 10:15am – 1:00p.m, the parking lot averaged 4 empty spaces. The parking lot is 85% full on a given weekday.

A-2: Parking study

Counts were taken on 4/6/19 between 6:30am – 1:30 pm, 4/9/19 between 4pm – 8:30pm, and 4/10/19 between 5:30am – 1:30pm. On 4/6/19 at 1:00pm, the lot was 100 % full. Between 10:15am – 1:30pm, the lot was 80% or more parked. On 4/10/19, between 12:30pm- 1:15pm, the lot was 80% for more parked. On 4/9/19 between 4pm – 8:30 pm, the lot was 51% parked.

The fitness center will peak in the a.m. but they are proposing to add 30 spaces. It was confirmed that Apex was not open during the parking counts. Mike Cannilla questioned whether all the businesses were open during the parking counts. Mr. Sehna stated that he believes they were but he would need to confirm. Katherine O'Kane said that she was concerned about the hair salon hours, but noted that they were open during the parking counts.

Mr. DeAngelis confirmed that the four large trees along Hanover Road will remain. They will be removing 8 trees as part of this plan. However, the landscaping in the parking lot will increase. They will decrease the overall landscape area by 250 feet, but the internal landscaping will increase.

Mike Sgaramella asked if they can further reduce the endcaps for visibility purposes and cars hitting the curbs. A 20 foot drive aisle will be maintained and they can do a mountable curb. Mike DeAngelis asked about snow removal. They said that the landlord can arrange to it to be moved offsite.

The Board asked how many 9x18 and 10x20 spots are currently in the parking lot. The parallel space will be 25 feet long. They said that they would bring the lighting to the correct levels and add fixtures. They will comply with the Town Center Task Force height of 15 feet. They will also use plants recommended by the Town Center Task Force.

Katherine O'Kane stated that the higher parking space standard should apply to the existing hair salon since they are here with a site plan for restriping. She also said that a Sunday parking count should be taken as well. Mike Cannilla agreed that the parking count should be taken on more days.

Mike DeAngelis said that the ordinance has been changed, and they must prove that the variance works, now and in the future.

Larry Calli responded that conditions can be applied. The goal is to have a good tenant and improve the site. This is a permitted use, but they will come back with a planner to address the variance proofs.

John Inglesino stated that traffic impacts of 26 people coming in and out at the same time for classes should be discussed.

The meeting was opened to the public.

Carole Anderson, Town Center Task Force member, 21 Hopping Lane. She asked to meet with the landscape designer. She believes that some trees can be kept. She also thought that the two short sides of the lot should be enhanced with trees even if it means a reduction of impervious coverage. It will not look that way. She offered to help in the design process.

Mr. Inglesino suggested that Mrs. Anderson meet with Mike Sgaramella and convey her comments through him, since the application has commenced in a public forum.

Manny Berma, owner representative was sworn in. He is here to respond to any other site concerns.

Mark Taylor said that the front of the building must be upgraded to prevent parking in fire zones and ADA parking. Maybe rubber bollards can be installed. He also said that there is a concrete divider between the shopping center and the bank that needs to be made safe. People do not realize that there is a 2 ½ foot drop and they attempt to drive over it. He suggested bollards in that location as well.

Mike DeAngelis reiterated the need to snow to be removed from the site, rather than piled, during large storms. He will want assurances on that. He also wants all employees to be required to park in the rear of the building.

Mike Cannilla added that storage of vehicles cannot be allowed. He said that there is one vehicle that has not moved in quite some time. The Borough Police Department cannot be the monitors of this.

Mark Taylor said the Do Not Enter signage on the Ridgedale Avenue entrance indicating that it is an entrance only, is damaged and people exit there. This must be addressed.

Mike Sgaramella said that the needs a ROW at the corners for road dedication from the applicant engineer.

They asked to be carried to the September 23, 2019 meeting. Mike DeAngelis called for a motion.

Mr. Cannilla made a motion to carry the application to the September 23, 2019 meeting without further notice or publication, second by Mr. Guerin.

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 8:30p.m.

Marlene Rawson
Board Secretary

August 19, 2019