

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 11, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 11, 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mayor Mark Taylor

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:

None

On a motion duly made and seconded the meeting was adjourned at 6:30p.m.

February 11, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
February 11, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 11, 2019 at 6:30 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
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mayor Mark Taylor

Also Present:

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

Approval of Minutes:

4. **Approval of minutes from the January 14, 2019 meeting.**

Mr. Feith 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:

5. **Avalon at Florham Park** **Application # 18SPW-23**
58 Columbia Turnpike
Block 303, Lot 1

Applicant is seeking approval to construct a barbeque grill area.

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

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

6. **KBS II 100-200 Campus Drive, LLC** **Application #19SPW-2**
200 Campus Drive
Block 1201, Lot 5 *Leonardo DRS, Inc.*

Craig Giannetti, Esq. represented the applicant. He briefly reviewed the application that was presented and stated that he has no further testimony or witnesses. He also noted that the resolution has been prepared to the satisfaction of all Borough Professionals and is acceptable to him. He asked that the Board approve both the application and the resolution.

Mr. DeAngelis asked for a motion if there is no further deliberation.

Mr. Guerin made a motion to approve the application and adopt the resolution, second by Mrs. Cefolo-Pane
Roll: On a roll call vote all members present and eligible voted to approve the application and resolution.

Site Plan:

11. **DG Florham Park Solar, LLC** **Application # 18SP-8**
100 Park Avenue (BASF)
Block 1401, Lot 1.04

Applicant is seeking approval for the installation of a carport retrofitted with solar panels.
Carried from the January 14, 2019 meeting without further notice.

Anthony Sposaro, Esq. represented the applicant. Anthony Streker, engineer for the applicant remained under oath.

A-11: current revised plan

Mr. Streker stated that they revised the plan and reduced the number of carports and also the height of the structures. They focused on reducing panels that are closest to Park Avenue.

They eliminated five panels along the westerly elevation of the building along Park Avenue. These panels are #13, 14, 15, and 17. This improves the setback. The Board previously approved a setback variance for the parking lot. Panel #16 is situated at the northwest corner of the site and is 180 feet from Park Avenue. Canopies # 10, 11, and 12 will remain. The tops of the panels are even with the street grade due to the grade difference and angled away from Park Avenue. There is a landscaped berm in front of the building on the north end that is 3-5 feet high. There are 19 additional trees that will now remain as part of the revision. There were 78 trees that were originally to be removed. Now there are 59 trees that will be removed.

The landscape on the southerly end of Park Avenue will be enhanced with screening, shrubs and understory plantings. There will be additional landscaping adjacent to the existing loading dock area as well. The setback variance request has been changed from 67.7 feet to 132.5 feet where 150 feet is required.

A-12: location map and photos from various Park Avenue viewpoints, depicting existing conditions and then with landscaping.

In response to a glare concern, Mr. Streker explained that the panels absorb the light and do not reflect it. They will still perform a glare study as requested by Morristown Airport but do not expect any issues.

They will screen the A/C switchboard transformers as requested by Mike Sgaramella. They will do a surface course pavement and provide additional landscaping but not a green wall.

A-13: section "BB" exhibit

This depicts plantings along Park Avenue in the loading dock area as part of the original approval. They will supplement this with a mix of evergreens, and deciduous trees. There may be some visibility in the winter.

John McDonough, Planner and landscape architect, was sworn in.

The landscaping has been designed to create a natural edge. They did not want to hide the building. They did not use tall plantings. Low landscaping and waist-high plantings were instead used in order to hide the base. Mr.

DeAngelis indicated that the loading zone should be screened and they agreed to work with Mike Sgaramella on that.

Mr. McDonough reviewed the two variances. The accessory structure setback is 132.5 feet where 150 feet is required. It is 89% compliant. All panels on the north side are compliant. The height variance has been reduced from 19.9 feet to 19.1 feet where 15 feet is permitted. The height is inherent to the design and is needed for safe under clearance and to keep an angle.

This is a large property that slopes down from Park Avenue. This helps to mitigate the height and setback issues. This is a benefit to the environment because it produces renewable energy and promotes the environmental and energy conservation. It will create a desirable visual environment by adding 1000 plantings. It is an efficient use of land since it is over already existing parking lot. It offers protection from the weather for 1400 employees.

Mr. McDonough continued that this is an innocuous land use with no negative impact. The visual impact is not substantial and any negative impact has been mitigated. There is a C-2 variance and benefits outweigh the negative impact.

Mr. McDonough said that the Board can consider that these are important structures because they are an inherently beneficial use. This can bolster the criteria for related bulk variances. The applicant has responded to Board concerns over visual impacts.

Katherine O'Kane stated that the original plan had a 74% electrical generation. She asked if this was still valid. It was stated that with the revised plan, the electrical generation will be 55%. She said that the two variances have been mitigated through excessive landscaping. There are 59 trees being removed and none qualified for replacement. Yet they are providing 1000 plantings. They are removing panels and increasing the setback. She agrees that the positive criteria outweighs the negative criteria.

Gary Feith asked if the height of the panels can be lowered. The applicant replied that they cannot be made lower because they need 13.5 feet of clearance under the panel as per the Florham Park Fire Department. They also need to catch the sun for the generation of electricity.

Carmen Cefolo-Pane clarified the landscape screening. Mr. Streker stated that they are now calling for 1026 new plantings. Originally, they were they had more plantings but they were removing more.

Jane Margulies and Mike Cannilla thanked the applicant for the revisions.

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

Mr. Cannilla made a motion to approve the application with the agreed to conditions, second by Mrs. Margulies
Roll: On a roll call vote all members present and eligible voted to approve the application.

Ordinance Review and Referral:

12. Ordinance 19-3: Affordable Accessory Apartments

Katherine O'Kane, Borough Planner, explained that this ordinance was discussed with the Planning Board at their last meeting. A number of Borough departments also reviewed the document and provided additional input. The result is a very well-crafted end product and a thorough ordinance. It is consistent with the Master Plan. She stated that she presented the ordinance to the Borough Council for introduction and they were pleased. Mrs. Cefolo-Pane added that Ms. O'Kane made an excellent presentation to the Council.

Mr. Guerin concurred that the ordinance is consistent with the Master Plan and made a motion to authorize the Board Attorney to inform the Borough Council of same, second by Mrs. Margulies.

13. Ordinance 19-4: Repeal §250-84, 85, 86, 87, 88, 89, 90 of Chapter 250 (Zoning), and Enact Section 7.5 (Affordable Housing Regulations)

Katherine O’Kane informed the Board that this ordinance repeals certain sections of the Borough Code that dealt with affordable housing requirements but were vague and outdated. The new ordinance codifies the regulations and also regulates the units. It is a formal housing ordinance.

Mr. Guerin concurred that the ordinance is consistent with the Master Plan and made a motion to authorize the Board Attorney to inform the Borough Council of same, second by Mrs. Margulies.

On a motion duly made and seconded the meeting was adjourned at 8:00p.m.

Marlene Rawson
Board Secretary

February 11, 2019