



Jamie Giurintano, Project Engineer was sworn in. He described existing conditions. He stated that the \$13 million project will include a porcelain tile paver area, cushion seating, gas grills and preparation areas, and tables with umbrella shelters. They will use LED lights for the patio area. The area is surrounded by the existing development. The two sidewalks will be made ADA accessible.

A-1: rendering dated 1.14.19

The increase in improved coverage is diminimus at .08%. There is no impact on storm water. All grading will remain the same. There is a timer on the gas grills and also a gas line timer with a 10pm shut off. They are utilizing natural gas. The cabinets will be locked.

Mayor Taylor noted that the grills cannot be seen when it is dark. He asked if there can be fixtures added so someone can see what they are cooking. Mr. Giurintano state that they will comply with that request.

Mike Sgaramella said that the fixtures will not match what is out there currently. Mr. Giurintano stated that the area is secluded and separate so it will not be noticeable that there are not the same style.

Seeing no questions, Mr. DeAngelis called for a motion.

Mr. Feith made a motion to approve the application, second by Mr. Cannilla.

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

5. **25 Vreeland Venture, LLC**

**Application # 19SPW-1**

*Revelwood*

25B Vreeland Road

Block 301, Lot 14

Applicant is seeking approval for a change in tenancy.

Mark Goodman, Esq. represented the applicant. Robert Gordy, vice president of Revelwood offered testimony.

The applicant is a software consulting firm for large corporation. They have 25 employees, however, there only twelve that would be in the office and many are part-time. Office hours are 8am-6pm, Monday to Friday. Client visits are rare. They will have typical deliveries of UPS, FEDEX, US Mail.

There were no questions. 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 7:00p.m.

January 14, 2019

Marlene Rawson  
Board Secretary



## **Re-Organization:**

### **1. Nomination for Chairman and Vice Chairman**

Mr. Guerin reported that Michael DeAngelis was nominated for Chairman and Jane Margulies was nominated for Vice Chairman for 2019. There were no other nominations received. Both accepted the nominations.

Mr. Guerin moved for the approval of these nominations, second by Mayor Taylor.

Roll: On a roll call vote all members present and eligible voted to approve the nominations. (*DeAngelis, Margulies abstain*)

## **Reorganization - Resolutions of Approval:**

### **2. *Scheduled Meetings for 2019 and the month of January 2020***

Mrs. Cefolo-Pane made a motion to approve the resolution, second by Mr. DeAngelis.

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

### **3. *Retention of a Planning Board Attorney and Planning Consultant***

Mr. Guerin 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.

### **4. *Retention of a Board Engineer***

Mayor Taylor 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. *Retention of a Board Secretary***

Mayor Taylor 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.

## **Site Plan:**

**13. DG Florham Park Solar, LLC**  
100 Park Avenue (BASF)  
Block 1401, Lot 1.04

**Application # 18SP-8**

Applicant is seeking approval for the installation of a carport retrofitted with solar panels.

Anthony Sposaro, Esq. represented the applicant. Fred France, Senior Site Manager for BASF was sworn in.

Mr. France stated that his company is a large chemical company. They are proposing a solar carport over much of their parking area. It would be similar to the carport at Summit Medical Group. BASF is committed to environmental sustainability and want to continue their commitment to renewable energy. They already have platinum Leed certification and their employees support this.

They have entered into a partnership with Next Era Energy-DG FP Solar for this project. They will finance and build the project and own it for 25 years. BASF will purchase power from them during that time period. This will produce

74% of the needed energy for BASF and they will be consuming all of that which is called a net metering project. On the weekend, when use levels decrease, the energy can be exported to the electricity grid until it is needed by them.

- A-1: typical solar carport – with unfinished underside
- A-2: proposed solar carport for this application – finished underside
- A-3: different view of the same design

Mr. France stated that they want the finished underside so it looks nice. The finishes will match the building. New landscaping will screen the carports and existing loading dock and generator areas from Park Avenue.

Mr. France noted that safety is always a concern and the rain water and snow melt will be captured through the center column and feed into the storm drains.

- A-4: overall site plan – colorized.

Mr. France oriented the Board to the visitor and employee parking. He stated that it is a fully occupied building and there are no future plans to expand the carports. Some employees can work from home and there is excess parking.

Mr. France referred to a letter that was received from Darren Lange of Morristown Municipal Airport referring to cranes used for installation. Mr. France stated that there are no issue and they will work with them. They will also perform a glare study as a condition of approval.

Mike Sgaramella confirmed that inverters are mounted on the columns.

The plans have been revised to eliminate a row of panels that are closest to the building as requested by the Fire Department. They will agree to all conditions of their review letter.

Katherine O’Kane asked about the agreement for power. Mr. France stated that it is in effect for 25 years. At that time, they can opt to demolish the structures, or extend the agreement or they can purchase it. The project will be re-looked at in 25 years since technology will likely change by then.

Mr. France confirmed the DG FP Solar owns the carports. There is a 25 year life span on the panels. He said that the initial use will be the optimal use and produce 74% of the needed energy. He noted that over time the output will denigrate. The structures are finished in white because it is the best color for aesthetic purposes. The LED lighting is affixed underneath.

Rob Streker of Bohler Engineering was sworn in.

- A-5: handout

He described the aerial exhibit. It is 21.74 acres in the PODS zone. There are 1217 parking spaces and is a LEED certified building.

He stated that utility easements crisscrossing the tract impacted the site development. Due to grade changes, the parking lot is lower than Park Avenue and a setback variance of 93.6 feet was granted as part of the original approval along Park Avenue. The existing mature trees along Park Avenue are growing well.

There are 23 arrays of carports proposed. There will be no impact to the number of parking spaces or the circulation and access. The under clearance on the carports will be 13 ½ feet and is acceptable to the Fire Department. The columns are located in the crosshairs of the parking stalls. They have avoided all easements.

The panels are V-shaped on top of a center column. Water is collected in the center and filters down through the column. There is no change to the drainage pattern on the site. The highest point of the array is 19.75 feet where 15 feet is permitted for an accessory structure. They are seeking a variance for this. There are no panels on the south side of the building as per the Fire Department. No panels are the north side because it is shady and there are easements in that area.

The closest panel is located 67.7 feet from Park Avenue in the south west corner of the property. The average setback distance to Park Avenue is 70.9 feet. The structures are closer than the existing parking lot and require a setback variance.

A-6: relative elevation of panels (section AA)

This panel is in the northwest corner of the property where the parking lot is closest to grade of Park Avenue. In this location, the panel is 17.1 feet higher than Park Ave.

A-7: relative elevation of panels (section BB)

This panel is in the loading dock area where the grade becomes lower. The panel is 6.5 feet higher than Park Avenue at this point.

A-8: relative elevation of panels (section CC)

This is in the southwest corner of the property. Park Avenue rises towards the south and the parking lot becomes lower. The panel is 2.9 feet higher than Park Avenue in this location. They benefit from the grade change of Park Avenue as it breaks up the site line.

A-9: berm overlay

The northwest corner is the most visible and in order to improve that, they will install 3ft. to 5ft. berms in order to provide additional landscaping to screen and break up the site lines of the solar panels. They will keep existing trees. They will add 1100 plants and trees. This will be mostly on the northerly park of the site and be a mix of ornamental and evergreens.

There are 78 trees to be removed in the parking area. They will add landscaping on the end of the aisles. The existing lighting is 20ft tall and the new fixtures will be 13 feet tall. They will be mounted to the columns. They are downward lighting and have no spill. The equipment and emergency disconnects are located north and adjacent to the loading dock where there. The Fire Department is aware of this and will be further familiarized to it.

A-10: 3D rendering (2 photos) of the southeast view of BASF from Park Avenue.

It depicts the lowest point (a), solar panel and landscape superimposed (b), view from the southwest corner of Park Avenue(c), solar panel superimposed where tops are only visible (d).

The signage request has been modified to include only "visitor parking" on 8 columns (4 sides). The total square footage is 13.6 square feet and will comply with the ordinance.

It was noted that the initial approval included solar panels on the roof but they were never built. It is too problematic to install them at this point due to mechanical equipment.

Mike Sgaramella's report was reviewed and they will agree to the comments. They will add additional trees along Park Avenue and add additional screening by the transformer. They feel that the grade change on the south side hides the panels, but will add lots of landscape on the north side.

Mike Sgaramella suggested having the parking lot restriped and sealed. They said that it will be discussed with the client and they agreed that a field decision can be made after installation.

Mike DeAngelis asked if one side of the panel could be eliminated along the Park Avenue side. They replied that less electrical output would be produced as a result. Fred France added that the slant would not be good and affect snow removal and create a safety issue.

Mike Cannilla commented that the solar panels will be seen. They are hard to screen and there will be gaps. He confirmed that exhibit A-10 depicts a 5 year growth.

The Board discussed eliminating one row of panels along Park Avenue. Mike DeAngelis was concerned because it involves a significant variance and it is very close to the road. Jane Margulies asked about removing one panel on each of the arrays along Park Avenue.

Fred France responded that removing panels would result in a decrease of the capacity. It would not be economically feasible to build the structure with only ½ the capacity.

Break: 8:30-8:45pm

Mr. Sposaro reported that they do not know if the project will be financially viable without that array of solar carports along Park Avenue. He wanted some direction from the Board as to what they would be comfortable with. He would like to investigate whether removing one fin is even an option that would be considered.

Mike Cannilla stated that he is challenged by the entire row. Mr. DeAngelis agreed that he does not like the row.

Fred France said he realizes that the northerly arrays are concerning.

Jane Margulies asked about a sun glare issue. Anthony Sposaro replied that they are not reflective. John Inglesino stated that testimony is needed on this.

Mike Sgaramella asked the Board if they were satisfied with the screening. Board members thought that more screening was needed.

Katherine O’Kane asked if they would consider completely screening the northwest corner.

Mike DeAngelis also stated that he did not like the idea of losing the existing trees in the parking lot. It is a gorgeous front and now there will be panels.

John Inglesino told the Applicant that they cannot ask the Board to tell them what they will accept or won’t accept.

Mr. Sposaro asked that the application be carried to the February 11, 2019 meeting.

Mr. Cannilla made a motion to carry the application to the February 11, 2019 meeting without further notice, second by Mr. Feith.

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

The Board entered into executive session at 9:10p.m.

The Board resumed the public portion of the meeting at 9:25pm.

On a motion duly made and seconded the meeting was adjourned at 9:25p.m.

Marlene Rawson  
Board Secretary

January 14, 2019