

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

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin  
Mr. John Buchholz  
Mr. David Roberts  
Ms. Kristen Santoro (1<sup>st</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Gary Feith

**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 6:35p.m.

July 8, 2019

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
July 8, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 8, 2019 at 6:35 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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin  
Mr. John Buchholz  
Mr. David Roberts  
Ms. Kristen Santoro (1<sup>st</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Gary Feith

**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 June 24, 2019 meeting.**

Mrs. Cefolo-Pane 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.

**Resolution of Approval:**

7. **Rock GW, LLC**  
The Green at Florham Park  
Block 1401, Lots 1, 1.01-1.06  
Block 1402, Lots 1, 1.01, 1.03

Applicant is seeking an extension of previously granted General Development Plan Approval for the Green at Florham Park.

Mr. Buchholz 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.

**8. New Jersey Ballet Company**

**Application #19SPW-12**

7 Vreeland Road  
Block 301, Lot 8

Applicant is seeking a change in tenancy for a ballet studio.

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

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

**Preliminary and Final Major Site Plan:**

**9. Centercourt Athletic Club**

**Application # 19SP-2**

50 Passaic Avenue  
Block 4201, Lot

Applicant is seeking approval for preliminary and final major site plan in connection with the construction of a dome. Carried from the June 24, 2019 meeting without further notice or publication.

Steven Schaffer, Esq. represented the applicant. He explained that the case has been presented and all witnesses have testified. At the last meeting, the Board authorized their attorney to prepare a resolution of approval for review and consideration at this meeting. He confirmed that a wet hydrant will be installed on the site.

The Board members verified with Michael Sgaramella, Engineer, that there are no outstanding issues or concerns. There were no other questions or comments.

Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the application and resolution, second by Mr. Buchholz

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

**Final Major Subdivision:**

**10. Coviello Brothers Greenhouse Property, Inc.**

**Application #14MSD-2**

42-58 Brooklake Road  
Block 4101, Lots 5, 6, 25

Applicant is seeking final major subdivision approval for 25 lots consisting of 23 building lots, a sewer pump station lot, and a conservation lot.

Michael Rubin, Esq. represented the applicant. Mr. Rubin gave a brief history of the site and the application. They received preliminary approval in June 2014 and have complied with the conditions of that approval. Chris Nusser, Engineer for the applicant, was sworn in.

A-1: final subdivision plan (sheet 5 of the set, colorized)

Mr. Nusser described the compliance details. Lot 32 is designated for the sewer lot. Lot 25 is the conservation lot. The layout is identical to the 2014 preliminary plan. The Treatment Works Approval has been extended. The NJDEP Land Use Approval is valid. The storm water management design was reviewed by the DEP. The certification on the two filtration units (jellyfish filters) lapsed but they are grandfathered in because the site was approved by the DEP and approved the unit.

Mr. Nusser stated that if the state requires a different unit, they will install a different unit. They said they will work with the Borough Engineer on that selection if needed. Mr. Nusser stated that the storm water approval is valid for

another two years but could be extended by the DEP. The contribution towards this will remain the obligation of the applicant.

Mr. DeAngelis confirmed that the treatment works approval was applied for prior to the expiration date of 7/6/19.

When questioned on whether public notice was served, Michael Rubin said that no notice is required.

Mr. Nusser reviewed the Engineering memo. He said that the plat has been updated to include street addresses and street names. Road "A" and "B" will be one road and it is proposed to be Coviello Drive. The name of road "C" is proposed to be "Rose Way. They will work with the Borough to finalize these choices.

Mr. Nusser and also several Board members seemed to think that three roads made more sense. Mike Sgaramella will speak to the Tax Assessor to see what the thinking was for only two roads. Mr. Nusser will update accordingly.

There were some questions on Spectra Energy and their 50 foot easement. There will be no construction within their easement. They made a submission to Spectra Energy asking if there was any concerns on the development but have not received a response.

A-2: Request to Spectra Energy

Mayor Taylor noted that one lot is 48,000sf. The future buyer will want a large home. Mr. Nusser said that the lot is more than adequate size to accommodate a pool. Also, the easement is on the lot and also wetlands. Much of it is undevelopable due to slopes.

Mr. DeAngelis suggested making a larger conservation easement utilizing some of that undevelopable land. Mr. Nusser replied that it would reduce the size of the building footprint. Mr. DeAngelis thought that a homeowner could excavate the space without realizing there is a gas line there.

Nino Coviello, owner, was sworn in. He said that the Borough of Chatham gave the easement to the gas company prior to his family purchasing the property. He said that anyone looking to dig is required to call the New Jersey "Call Before You Dig" number before digging. He stated that the easement is for several gas companies due to mergers but only one gas line.

Mayor Taylor added that the gas line is clearly marked and the area is steeply sloped so it is not an area that would be suitable for a project that involves digging.

Mike Cannilla was concerned that these will be more large homes that will use up most of the allowable coverage. Then the homeowners will want a pool and need a variance. His opinion is that the Board of Adjustment is not inclined to be sympathetic to that.

Mr. Nusser stated that they do not need a water main extension because the project involves less than 30 homes and 2500 linear feet. If it was more than 3000 feet, it would trigger the water main extension requirement.

Katherine O'Kane, Board Planner, agreed that no variance is needed for lot width on lot 32 which is the lot that will be designated as the sewer pump station lot.

Mike Sgaramella verified to the Board that the water is a looped system and they are not over the threshold.

Mr. DeAngelis wants a resolution condition that states they will agree to work with Mike Sgaramella on any issues related to acceptable storm water filtration units.

The meeting was opened to the public.

Barbara Nevius, 89 West End Avenue. She wanted to know if the subject area is where the smoke stack is. She said it is damaged and leaning. She wanted to know when the project will be built.

Mr. Rubin said that the construction office is responsible for enforcement of any issues concerning the smoke stack.

John Winters, 32 Brooklake Road. He said that there have been extensions already granted. Are there any more extensions?

John Inglesino and Michael Rubin said that they are able to request three additional one year extensions on final approval.

Mike Cannilla said that there are maintenance issues on the site that should be addressed and cleaned up so that it complies with the property maintenance code.

Nino Coviello replied that the area has been mowed in the front. He wanted to know specifically what needs attention.

Michael Rubin if there are property maintenance issues with the site, the enforcement officer should be notified.

Nino Coviello stated that he will work with the Town Engineer and Construction Official about any site issues that may arise.

There were no other questions or comments. Mr. DeAngelis asked for a motion.

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

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 7:30 p.m.

Marlene Rawson  
Board Secretary

July 8, 2019