

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 10, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 10, 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
Mrs. Carmen Cefolo-Pane
Mr. Joseph Guerin
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mr. Michael Cannilla
Mr. Gary Feith
Mr. John Buchholz

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>KBSII 100-100 Campus Drive, LLC</u>
Wiss & Company, LLP
100 Campus Drive
Block 1201, Lot 7 | <u>Application #19SPW-11</u> |
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Applicant is seeking approval for a change in tenancy

Christopher Quinn, Esq. represented the applicant. Tom Lynch, Real Estate Manager for KBS was sworn in.

Wiss & Co., LLP is an accounting firm that is relocating from Livingston, NJ. They are taking 41,513 square feet of space at 100 Campus Drive that was formerly occupied by Zoetis. They have 191 employees and this will be used for

general office space. They do not have client visits to the site. All client meetings occur offsite at the client locations. There is reserved parking of 18 surface spaces and 7 underground spaces.

There were no questions 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.

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 6:40p.m.

June 10, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
June 10, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 10, 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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Joseph Guerin
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mr. Michael Cannilla
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 May 13, 2019 meeting.

Mrs. Cefolo-Pane made a motion to approve the minutes, second Mr. Buchholz
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Extension of Approval:

7. **Rock GW, LLC**
The Green at Florham Park
Block 1401, Lot 1

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

Peter Wolfson, Esq. represented the applicant. He stated that the GDP was approved in 2009 and is set to expire on July 27, 2019. The request is to extend the GDP approval for 5 years, with the right to request a 3 year extension beyond that. The timing schedule of construction completion would be for 10 years, to 2029.

Johanna Chervak, principle with Rock GW, LLC was sworn in.

A-1: GDP illustrative master plan

Ms. Chervak described the development depicted on the master plan. Projects include The Archer Hotel, Summit Medical Group and the Jets Training Facility. Also BASF, The AVE, Pulte-Del Webb, and Supportive Housing project.

There is a parcel adjacent to BASF that is currently approved for 300,000sf of office space. Ms. Chervak said this is a slow office market and it has been difficult to find a user for this size space.

Ms. Chervak stated that they are currently under contract for a portion of this site (9 acres) with an assisted living use that must get approval. Once the GDP extension is approved, they will request a rezoning and an amendment to the GDP so that this use can move forward. What will be left on the site is 100,000-130,000 square feet of commercial office space. This smaller space size is much easier to market.

Ms. Chervak said that she appreciates the Florham Park officials and the Planning Board cooperation concerning the GDP changes. Economic conditions have prompted the GDP amendments as they adjust to the changing marketplace.

Mike Sgaramella stated that he has no issues with the extension request. There were no questions or comments. Mr. DeAngelis called for a motion.

Mr. Buchholz 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.

Site Plan Waiver with Parking Variance:

8. **The Exercise Coach**
186 Columbia Turnpike
Block 801, Lot 2

Application # 19SPW-10 (V)

Applicant is seeking approval for a change in tenancy for a low intensity personal training and fitness studio.
Ms. Santoro recused herself from the application.

Steve Azzolini, Esq. represented the applicant. The applicant seeks approval to operate a personal fitness studio. The space size is 1235 square feet. A recent change to the parking ordinance added a separate parking requirement for personal service uses such as hair and nail salons and gyms. Mr. Azzolini felt that one of the catalysts for this change is high volume gyms.

Since this use is technically considered a gym, the parking requirement is now 13 spaces where 7 spaces are allocated to the space.

Frank Greenwaldt, sole owner of Core Ability was sworn in. He described the business as a personal fitness studio that will have 8-9 pieces of exercise equipment and a maximum of two coaches at the same time. A very limited amount of packaged food will be for sale that will include protein powder and bars.

The hours of operation will be Monday to Thursday 6am–8pm, Friday 6am-6pm, Saturday 7am-6pm, Sunday closed.

The maximum employee count will be two. Deliveries are typical; UPS, USPS. There is a loading zone onsite.

The business is a franchise. There are two available styles; a suite model or a studio model. This business is suite model which operates in a smaller footprint than the studio model. It is a low intensity use, low impact with no large classes. It involves a circuit training routine that lasts 20 minutes. It is scheduled by appointment only.

The training is coach led and it is mostly one on one training. Small group training will be available, however, a small group is four people maximum. Only one small group can train at any given time and there cannot be any more than 4 clients in the studio at any time. Eighty percent of the business is one on one.

Peak days and times are Monday, Tuesday, Wednesday, Thursday, from 6am-11am and from 3pm-6pm.

Mike DeAngelis thought that there could be some overlap since there is no break between sessions. He confirmed that employees will park at the north end of the parking lot.

Theresa Bocchino, property manager for the Landlord, was sworn in. She stated that nothing in other leases will prevent employees from parking on the north side.

Katherine O'Kane asked what the size of the membership is. They stated it would be 100-120, but reiterated that it is by appointment only. There are no physical therapy sessions.

Steve Azzolini confirmed that any signage will comply with the ordinance.

John Inglesino asked if there are franchise documents but they were not submitted.

Joseph Staiger, traffic engineer for the applicant, was sworn in.

A-1: traffic report

Mr. Staiger stated that he studied the program to determine the demand on parking. The ordinance on parking was recently changed from 1 for 200sf to 1 for 100ft for this type of use. This means that the requirement is for 13 spaces instead of 7. However, his analysis concludes that a maximum of 7 spaces is all this particular use will ever need.

Parking counts were taken in the parking lot for the site at various times. He took four counts per hour. On Friday, there was a minimum of 20 empty spaces and an average of 29 empty spaces. Thursday evening there was an average of 22 empty spaces and a minimum of 17 empty spaces.

In addition, the Thirsty Turtle restaurant is not busy on Monday and Tuesday. These days are the peak days for an exercise use. Also of note is that the exercise use is not busy during the evenings when the restaurant would be. He summarized that there will be no increase in demand and no detriment to the zone plan. There is sufficient parking on the site to accommodate this use and it will fit in nicely in this shopping center.

Mike DeAngelis asked if this use is approved, are we giving this shopping center a 9 parking space variance forever. He was worried about future tenants because the variance runs with the land.

Steve Azzolini said that he thinks that restrictions can be imposed so that if in the future, this user leaves and a new user comes in, they must demonstrate that the 7 spaces will be sufficient for their purposes.

John Inglesino added that if this application is approved, he will want to narrowly tailor the conditions to this use. He said that further research must be done on that to make sure it is acceptable from a legal standpoint.

Jane Margulies noted that there is still 1800 sf of space that will someday be occupied and verified that the report took into account the parking requirement for that space. They agreed and said that 10 spaces are allocated for that.

Steve Azzolini asked if a positive resolution can be prepared for review and consideration at the next meeting for efficiency purposes. John Inglesino felt he needed to research the matter further and will prepare a resolution if he is comfortable with his findings. He recommended to carry the application.

Theresa Bocchino verified that the banked spaces have been constructed.

Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to carry the application to the June 24, 2019 meeting without further notice, second by Mrs. Margulies

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

Site Plan:

9. **Centercourt Athletic Club**
50 Passaic Avenue
Block 4201, Lot

Application # 19SP-2

Applicant is seeking approval for preliminary and final major site plan in connection with the construction of a dome. Applicant has requested to be carried to the June 24, 2019 meeting with no further notice or publication.

Mrs. Margulies made a motion to carry the application to the June 24, 2019 meeting with no further notice, second by Mr. Roberts.

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

Board of Education Submission:

Mike Sgaramella informed the Board that the Board of Education has submitted plans for site plan improvements as well as interior renovations to Ridgedale Middle School. The Planning Board is entitled to a courtesy review of this plan if they choose.

John Inglesino stated that the Department of Education has the authority over these applications and reviews and approves them. This is only a forum in the public for the Board of Education to present its plan and provide an opportunity for the public to ask questions about it.

It was decided that the courtesy review of these site plan improvements will be held at the meeting on June 24, 2019.

On a motion duly made and seconded the meeting was adjourned at 7:45pm.

Marlene Rawson
Board Secretary

June 10, 2019