

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
November 18, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, November 18, 2019 at 6:40p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mr. Gary Feith
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Victor Vinegra, Borough Planner
Mr. Dean Donatelli, 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 6:40p.m.

November 18, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
November 18, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, 2019 at 6:40 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 (6:50pm)
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. John Buchholz
Mr. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. Gary Feith
Mr. Joseph Guerin

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Victor Vinegra, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the November 4, 2019 meeting.

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

Resolution of Approval:

7. **Flo-Park 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.

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

Break: 5 minutes

Preliminary and Final Major Site Plan:

8. **Palmont Associates, LLC**
147 Columbia Turnpike
Block 1903, Lot 5

Application #19SP-4

Applicant is seeking preliminary and final major site plan approval for the construction of 126 residential rental units in 2 separate buildings.

Carried from the November 4, 2019 meeting without further notice.

Steve Schaffer, Esq. represented the applicant. Andrew Cangiano, PE remained under oath. He stated that a second traffic report that includes a gap study was performed since the last hearing. A review letter from the Borough traffic engineer concurred with the findings.

Steve Schaffer also wanted to state for the record that there will be no encroachment of parking from contiguous Lot 4. This was a previous existing condition that will cease. The encroachment area will be made pervious.

Steve Schaffer said that the County performed a review and they will comply with the easement request related to intersection improvements. They will also grant an easement to Florham Park along Hanover Road for a sidewalk.

A-4: modified site plan

Andrew Cangiano said that they have done some minor modifications. They changed the entrance to be a boulevard entrance. There will be a 5 foot landscaped median dividing the entrance and exit drive aisles that are 12 feet wide each. They moved the garage entrance of Building "1" from 50 feet to 70-75 feet away from the intersection entrance. They added a crosswalk.

Some members thought it may be better to narrow the median to 3 feet and make the drive aisles a little wider with a 4 inch high mountable curb. After some discussion, it was decided to defer to the Borough engineer Mike Sgaramella for the final decision and possible re-design.

They are also relocating the trash compactor room in Building "1" to be on the east side of the lobby nearer the loading area. By doing this, the tandem parking inside the building garage will now be on the west side of the garage and it created space to add three additional parking spaces. The total parking spaces for the inside is now 129 for an overall total of 246.

The County easement for the intersection improvements and equipment involve a 50 foot long and 10 foot wide strip along Columbia Turnpike and also along Hanover Road for the third lane. Also the Borough will need a 10 foot easement from the new curb line for a sidewalk along Hanover of 200 feet in length.

Andrew Cangiano stated that Town Center Task Force member Michael Mehl concurs with the site lighting changes.

Mike DeAngelis confirmed with Mr. Cangiano that the detention basin for the property does not connect to the swale. It connects to the municipal storm system. Andrew Cangiano replied that the swale has a separate pipe that runs underneath the road and crosses it.

Mike Sgaramella stated that the Borough Public Works department cleans the pipe when it is obstructed with leaves and debris since it is under a borough road.

Andrew Cangiano reiterated that no run-off from the site is getting into the swale. There is a 2-3 foot berm that separates the parking lot from the swale. Mr. DeAngelis asked if they could remove the tree limbs and brush from the swale and they agreed to do that.

Mark Taylor stated that he wants the swale maintained and would like it piped to the storm drain. Steve Schaffer stated that the swale is not being impacted one way or the other by this application. But his client is willing to work

to improve the situation with Mike Sgaramella. They can definitely agree not to discard any landscape material in there.

Mr. DeAngelis also stated that the residents with property abutting the swale also have a responsibility to not discard any leaves or debris to the swale. The swale is on a portion of the applicant's property and also on the adjacent residential properties.

The meeting was opened to the public.

John Winters, 32 Brooklake Road. He confirmed that there will be three lanes at the Columbia intersection; a left-turn, right- turn, and a thru lane.

Beth Kalinka, 308 Brooklake Road. She stated that there is lots of impervious coverage and the detention basin floods. The water finds its way into the neighboring back yards. She has witnessed landscapers blow leaves into the ditch and they took down trees. When the large trees were removed, they began to get the water.

Andrew Cangiano replied that they will work with the Borough Engineer. They will not remove any large trees and will add trees to the area.

Gary Dean, Traffic Engineer for the Applicant, was sworn in.

A-5: Traffic assessment with gap study

Gary Dean stated that the site was developed previously as a commercial use. Based on a full occupancy of the office use versus the 126 residential units, the trip count is 45% less during the peak hours with a residential use. The overall daily trip count throughout the day would be slightly higher with the residential use, but would be spread out over the non-peak hours.

The elimination of the driveway closest to the intersection is a safer and positive improvement because it is in the traffic stacking area. A gap study was done and concluded that there are hundreds of available gaps during the peak hour. The peak hour has 450 available gaps where 34 are needed. There are hundreds of available gaps. The signalized intersection helps in this regard. There is ample site distance in both directions, but he recommends trimming some tree branches that are located to the south of the site.

Gary Dean said that the Borough Traffic Engineer Joe Fishinger reviewed the report and concurs with the findings. The site is RSIS compliant. Gary Dean noted that the tandem spaces are only assigned to the same unit. There is adequate circulation for EMS, and mountable curbs at the access point.

Mike Sgaramella asked if the 450 available gaps during the peak hours were for left turning vehicles. Gary Dean responded that is correct. He only counted the left turns because they need breaks in traffic in both directions. Victor Vinegra asked if they had information on the probable number of right turns versus left turns. Gary Dean replied that they do not, but assumes that most exiting cars would be turning right towards Columbia Turnpike since it leads to the major highways and commercial areas.

Mike Cannilla clarified the issue of the second exit. Gary Dean stated under RSIS that if there is no second exit, a boulevard entrance is required and acceptable to meet that requirement.

The meeting was opened to the public.

Beth Kalinka. She asked why traffic counts were not conducted on a Monday. Gary Dean responded that the industry standard is to perform counts on Wednesday and Thursday in order to account for maximum volume. Monday and Friday tend to be lighter traffic days with atypical traffic patterns.

Larry Appel, architect, was sworn in.

A-6: View "A" – 147 Columbia Turnpike

- A-7: View "B" – 147 Columbia Turnpike
- A-8: Architectural drawings (8 sheets)

Larry Appel described the layout. There are 86 units in Building 1 and 40 units in Building 2. A center courtyard with common space was created with this design. All standards conform to the ordinance.

The buildings are 3 story over a podium garage. Building "1" is 53.4 feet high and Building "2" is 54.4 feet high. These measurements are to the highest points on the respective roofs. The roof slopes away which diminishes the mass and will feel much lower. Design elements such as dormers will give the appearance of a lower roofline. The mechanical equipment is on the roof but hidden from view.

Tandem parking stalls are located on the west side of Building "1". The total number of tandem stalls is increased to 39 stalls from 33 stalls. The trash and recycling room is located adjacent to the lobby area. The trash compactor is also located in the trash room. Trash rooms with chutes are on each floor that empty into the trash compactor. Recycling is handled by utilizing bins in the trash room that are on each floor. This is common and most efficient way to handle trash and recycling for luxury apartments.

The exterior finishes are colonial inspired but with some updated elements. They will use a pitched roof, dormers, and gables, and varying roof lines. Finishes include metal accent roofing, Hardie board, panels, trim and full brick detail. The varied roof lines and balconies with railings help to break up the building mass height.

The signage will conform to the requirements of the first responders who requested building identification and wayfinding signage.

Overall, there are 101 market rate units and 25 affordable units. All market rate units are one and two bedroom. The affordable units are one, two and three bedroom as per COAH regulations. They are as follows:

- One bedroom - 5 units
- Three bedroom – 5 units
- Two bedroom – 15 units

Building "2" has amenity space for a community room that is available for residents only. There is also a management and leasing office. The lobby is secured and mail and packages are to be delivered there. There is an exit door at the rear of the lobby of Building "1" that will lead out to the corner of Columbia Turnpike and Hanover Road. There are also bike storage areas. The Town Center Task Force approved the design of the buildings.

Board members questioned the den area in the one bedroom units. They were concerned that it could be used for a second bedroom. Larry Appel responded that it is an open room with a trimmed opening but has no door and no closet. Some have a window and some do not. The typical size is about 13ft x 17ft. Larry Appel said that high end renters desire extra space. They use it for a second living space or office use. A lease restriction would be imposed to control and prohibit the space from becoming a bedroom.

Steve Schaffer stated for the record that there will be a lease restriction prohibiting a bedroom use. Mayor Taylor felt that there should be stickers for vehicles for additional control.

Mike DeAngelis thought that it would police itself due to the lack of parking. He did not think that people would rent there if this becomes a problem.

Scott Leventhal, Director of Development for Palmont Associates, was sworn in. He said that they build to the market demands. They have found that people need and want extra space. The openings are 4 feet to 6 feet wide and may be even wider. They are fully trimmed with 9 foot ceilings. A part of this space will likely be used for laundry areas and the water heater. No structural changes are permitted.

He recognizes the concern over the extra bedroom possibility, but they have the lease restriction and they monitor the residents. The names of residents are listed on the lease agreement. The buildings are secured and that offers an additional level of protection. He added that they will only be successful if the expectation of the resident is met.

If there is not adequate parking, people will not rent here. He stated that the target group for this development is young professionals and empty nesters. The development is not geared towards children.

Scott Leventhal stated that the downtown in Florham Park is thriving. He added that the convenience of walkability to the downtown from the new complex is a benefit to the retailers and restaurants in the area.

Mike Cannilla responded that the site is currently used for parking by many people who are unaffiliated with the building. It has been this way for many years. When the automotive repair shop was at the gas station, they were using the lot for storage. He also believes that it is still being used by commuters and landscapers.

Scott Leventhal stated no permission or lease agreement was ever given to anyone other than building tenants to park in the lot. He was not personally aware of any situation where unauthorized parking was occurring and will have them removed if this what the Board wants. He said that commercial buildings do not have on site management, only regional property managers. When the property is redeveloped, they will list the license plates of vehicles and supply placards for the vehicles. The tenant names will also be listed so will be ample oversight.

Mark Taylor stated that he did not intend to discuss current conditions. He felt that the use of a card swipe and other security measures will control any potential misuse of the units. He added that this is an upscale development and a bedroom use in the extra space probably will not happen.

Resident parking is assigned. Mayor Taylor asked if they considered electric charging stations for cars and bicycles. Scott Leventhal said that they can consider adding that. He also stated that they have used tandem parking successfully in other locations.

Victor Vinegra suggested looking for bike rack space after the final design. He confirmed that the venting system is in the roof. He asked for a floor plan of the den space.

Larry Appel responded that he can do a typical design for the den, if needed. They are still working on the final design and not all units will be the same.

Steve Schaffer said that they are asking for a design waiver from RSIS for the tandem parking. He will provide testimony on this request.

Mike Cannilla asked for more information on the outdoor gathering space. He wondered if it could be parking. Scott Leventhal stated that they are providing 63 surface parking spaces. He added that the planner will cover that.

Mike Cannilla also asked about the elevator dimensions and whether it can accommodate a stretcher. Larry Appel responded that they have met the requirements and they are compliant. Mike Cannilla suggested reviewing it with EMS to be sure that the elevator is adequate.

Mike DeAngelis confirmed that there is no height variance required.

The meeting was opened to the public.

Blake Hoerr, 305 Brooklake Road. He asked if pets were permitted. He asked if there was onsite management.

Scott Leventhal replied that they are pet friendly but there will be restrictions on size, weight, and breed. There is an extra charge for pets. There will be a full time site manager there for 8 hours per day, Monday to Friday.

Blake Hoerr. He wanted to know how many decks are on the back of Building 2. He also wanted to know the construction hours.

Larry Appel replied that there will be 24 decks on the back of Building 2 but he considers them more like balconies, not decks. Mike Sgaramella stated that the construction hours are 7:00am to 6:00pm, Monday to Friday, and 9:00-6:00pm on Saturday.

Beth Kalinka. She had concerns over the pets. She does not want unleashed dogs running into the basin and buffer area and then onto her property.

Scott Leventhal responded that there is a leash requirement for their development and it is also a Borough ordinance. They have security cameras that will help monitor this.

Beth Kalinka also asked about the decks on Building 2, specifically the lighting. She asked about the community room and if there would be parties. She also wanted to know if there would be a work out room that was available 24/7. She is worried about the noise that will be generated from this development and the common area.

Larry Appel responded that the lighting consists of a 60watt bulb and no more. She was reminded that it is only a balcony. The community room can only be used by the residents. Some of the space will be used for a leasing office. There will be regulations and requirements concerning the use of it. There will likely be a work-out room as well, but the details and hours of operation have not been determined yet.

Beth Kalinka stated that there could be a lease registry put in place so that the town gets a copy of the residential registry. She knows of other communities that do this.

John Winters, 32 Brooklake Road. He wanted to know how many COAH one and two bedroom units there were. They stated that there are 15 two bedroom units.

Blake Hoerr. He wanted to know how long the project will take to build. Scott Leventhal responded that it will likely take 24-36 months to complete.

There were no other questions. The applicant requested to be carried to the December 9, 2019 meeting without further notice.

Mr. DeAngelis asked for a motion.

Mayor Taylor made a motion to carry the application to the December 9, 2019 meeting, second by Mr. Buchholz. 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 9:30p.m.

Marlene Rawson
Board Secretary

November 18, 2019