



Florham Park Borough Council
Thursday, September 10, 2020
Work Session Minutes

Mayor Taylor called the Work Session to order at 6:30 p.m. He asked the Borough Clerk for a roll call:

Governing Body	Present	Absent
Mayor Taylor	X	
Council President Carpenter	X	
Councilman Germershausen	X	
Councilwoman Cefolo-Pane	X	
Councilman Malone	X	
Councilman Zuckerman	X	
Councilwoman Santoro	X	

Mayor Taylor asked the Clerk to enter into the minutes that the statutory requirements of RS 10:4-1, Open Public Meetings Act have been met.

Mayor Taylor introduced Borough Planner Katherine Sarmad who was in attendance to discuss the changes noted in Ordinance # 20-15.

Ms. Sarmad stated that she hoped everyone had an opportunity to review the Ordinance. I know we previously discussed it a while ago. The amendment is to the POD-S Zone which is largely the Green at Florham Park. The Green has an undeveloped parcel which is about 15.5 acres. The purpose of the ordinance to allow for another conditionally permitted use. The permitted use would be a senior citizen housing community. There will be no more than 240 units; made up of no more than 128 one and two bedroom units. The rest would be assisted living and memory care units. We don't know the breakout of the assisted living versus memory care right now; however, there can't be anymore than 128 independent living units.

Ms. Sarmad discussed the 2nd part of the Ordinance which is more technical. It refers to the POD-S Zone and how it is currently. The Zone has a lot of restrictions on square footage. We had to look at that. Bascially the Senior housing will take up what was permitted for offices. She explained the changes in the Ordinance. We basically

maintained what was previously allowed; so no additional square footage. The last two sections of the Ordinance, Sections 6 and 7 establish definitions for the use; the bulk area and yard requirements for the Senior Citizens in those areas. Due to the nature of the use, the Ordinance establishes provisions specific to affordable housing of which 10% of the assisted living and memory care beds will be required to be set aside per state Medicaid requirements. The independent living units would be subject to the Borough's affordable housing ordinance which does allow for Payment in Lieu. The Developer's agreement would outline the terms of the agreement. It would be put in the affordable housing trust fund.

Ms. Sarmad asked if anyone had anyone questions?

Councilman Zuckerman stated he had a couple of questions. On Page 2, Section 2 it talks about a direct connection to Rt. 24. How is that going to work?

Ms. Sarmad stated that some of the language in the Ordinance was from the past Ordinance. The language was put in there to capture the square footage.

Mr. Zuckerman asked why have it in there if it can't be met?

Ms. Sarmad stated that she doesn't think it will affect anything but will look into it.

Councilman Zuckerman had a question regarding another section of the Ordinance that says minimum size 9 acres. Could anyone in Florham Park who has 9 acres build the same kind of thing, maybe on Columbia Turnpike?

Ms. Sarmad stated that they could not do that because this Ordinance is specifically for the POD-S Zone.

Borough Clerk Williams stated that if the section regarding Rt. 24 is taken out she believes it would be a substantive change. There are 800 letters ready to go that have to go out by Friday.

Councilwoman Cefolo-Pane asked why we just can't change it and Introduce it at the meeting in two weeks?

Mr. Inglesino stated there might not be a project at that point.

Councilman Carpenter asked if by leaving the section in, would it gain us any future leverage with the State to try and alleviate any of the traffic problems?

Mr. Inglesino stated he doesn't believe it would gain us any leverage. Mr. Inglesino stated that he doesn't believe the language is any burden on the Borough. It is language

left over from the prior Ordinance and is language that burdens the applicant. It will simply become a waiver or a variance that will have to be requested by the applicant.

Ms. Sarmad stated that it is basically a dead clause. It is not going to require them to do anything. It is basically saying if it ever comes to this, that is what you would be required to do. The clause should probably stay there.

Mayor Taylor stated it was part of the settlement with Madison, Chatham and Township Township which dated back before the POD-S and it shouldn't be taken out.

Mr. Inglesino stated that he has looked back at the Madison settlement and it is language that has carried through in every Ordinance. In this instance it will not have an applicability because they are not going to trigger the requirement.

Councilman Carpenter stated in some ways it is controlling the totality of the development up there at the Green.

The Council discussed other aspects of the Ordinance such as Developer Fees and Payment in Lieu.

Mayor Taylor thanked Ms. Sarmad and Mr. Inglesino for their input.

I. ORDINANCE INTRODUCTION

- # 20-15 Ordinance to Amend Article XVIII, Planned Office District Zones of Chapter 250, With Respect to Senior Citizen Housing Communities Within the Planned District

Mayor Taylor asked Councilwoman Cefolo-Pane to proceed with Ordinance # 20-15

Councilwoman Cefolo-Pane read Ordinance # 20-15 by title as follows and moved for adoption on First Reading:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY
ORDINANCE # 20-15**

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK TO AMEND ARTICLE XVIII (PLANNED OFFICE DISTRICT ZONES) OF CHAPTER 250 (ZONING) OF THE ORDINANCES OF THE BOROUGH OF FLORHAM PARK WITH RESPECT TO SENIOR CITIZEN HOUSING COMMUNITIES WITHIN THE PLANNED OFFICE DISTRICT ZONES

The motion was seconded by Councilman Germershausen

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Zuckerman	X				
Santoro	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this Council meeting held on September 10, 2020. She further stated that the Council would consider this Ordinance for a second reading and final passage on September 24, 2020 at 6:30 p.m. prevailing time via a Virtual Zoom meeting. She asked the Borough Clerk to publish the proper notice and to post the Ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Germershausen.

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Zuckerman	X				
Santoro	X				
Total	6				

RESOLUTION FOR APPROVAL

20-117 Authorizing the Water & Sewer Director to Execute the TWA-1 and WQM-003 Consent Forms for Sanitary Sewer Extensions, Block 1401, Lot 1.05, Delaney at the Green Project for LCS FP, LLC

Councilwoman Santoro read Resolution # 20-117 by Title and moved for approval. She asked the Borough Clerk to read the entire Resolution in the Record.

The motion was seconded by Councilman Germershausen

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Zuckerman	X				
Santoro	X				
Total	6				

COUNCIL PORTFOLIO UPDATES:

Council President Malone provided the following report:

Mayor Taylor thanked Council President Malone for filling in while he was away.

Finance:

- Budget process continues; looking for input from Council members on the Budget. It is hard to believe we are already starting the next Budget process.

CFO Patrice Visco provided the following report:

- We did receive our County Certified tax rate. Tax bills will be going out and they will be due November 1st.
- We are working on the 2021 budget; looking for Councilpersons wish lists. We will be setting up meetings soon. An email will be going out shortly to all Department Heads as well. Meetings will probably begin in October and Finance Committee will begin their meetings in November.

Recreation:

- We received a request from Karen Cassolaro asking to use the Gazebo for Halos for Angels on October 24th from 2-4 p.m.; rain date October 25th. This would be for a fundraiser which would be a Cabaret Variety Show. They are looking to do something outdoors as they are limited to what they can do inside. I referred them to Administrator Bill Huyler, Chief Joe Orlando and Recreation Director John Timmons to make sure we are in compliance with local rules and regulations. I just wanted to make the Council aware and see if everyone is in agreement to allow them to move forward. Council was fine with it. Council President Malone asked Mr. Timmons to work with Mrs. Cassolaro. Councilwoman Cefolo-Pane asked that they make sure they get a Certificate of Insurance naming the Borough as additional insured. Mr. Huyler stated that they are going to need someone from the DPW there to oversee the power in case there is a problem.
- Florham Park Soccer has reached out to me to recognize former Coach Bob Schumacher who passed away recently. They believe he may have originated the travel soccer program where he spent a lot of his time coaching. The Soccer Club would like to do some type of Memorial for him, possibly a tree, a plaque or a bench. If Council is okay with that I would like to proceed with ironing out the final details on that. All Council were in agreement with that idea.
- The JETs have reached out to John Timmons and are interested in sprucing up the Play Fitness trail around Emmett Field. They took a little tour around the area with John Timmons and indicated areas where they would like to spruce it up
- You may recall we had discussed recognizing the Academy of St. Elizabeth for their 160th Anniversary. Sheila Williams very nicely worked with the Academy to put together a Proclamation as well as a Plaque to be presented to them. We will probably invite them to the virtual meeting and read the Proclamation. I was thinking that on the 28th or 29th Sheila, Mayor Taylor and Myself could head up to the Academy and present the Principal and Asst. Principal with the plaque outdoors.

Council President Malone asked Mr. Timmons if he had anything to add for Recreation.

- Mr. Timmons stated that they are moving full speed ahead with fall sports; football and soccer. They have started practicing, although their games will not start until October.
- For Cheerleading, we are at about 70% of our registration for last year right now.

- Mr. Timmons and Mr. Sgaramella are meeting with the County to finalize Stobaues Trail grant that we applied for. We will do a final walkthrough on September 16 at 9 a.m. if Council President
- Tentatively scheduling drive-in move at Troy Corporation on Vreeland road. We have chosen the movie the Sandlot. Residents can begin to register beginning September 14 through Community Pass.

Councilman Germershausen provided the following report:

Board of Chosen Freeholders:

- I attended a Webex Virtual meeting of the Freeholders last night. The following was discussed:
- There was a moment of silence for former Hanover Township Mayor Sal Iannacone. He served for 17 years as Mayor and was on the Committee from 1964-1999.
- Freeholder John Krickus provided a COVID-19 update. The summer curve fell. Morris County is 35-40% lower than the average for the State of New Jersey.
- Approved minutes; no communications; no Ordinances

Councilwoman Cefolo-Pane provided the following report:

Planning & Zoning Boards:

- There is an upcoming Planning Board meeting on September 14 and a Zoning Board meeting on September 16.
- Gazebo Committee:
- This Sunday is our long awaited concert commemorating the 40th Anniversary of the Summer Concert Series. The concert is at 2 p.m. If it rains, it will not be held inside. We will be encouraging social distancing and wearing face masks.
- Councilwoman Cefolo-Pane asked Mr. Timmons if he could speak to Joe Jagiello about putting something on the website if the concert is cancelled. Also, there is a telephone number on the website to call for information. Is that working? If it is not working can we ask Joe J. to remove it? Mr. Timmons said he would take care of it.

Senior Citizens:

- Councilwoman Cefolo-Pane stated that the Seniors inquired as to if there is a timeframe to open up the Senior Center or potentially the Community Center which is where they conduct their meetings. Just an observation, although the Seniors are a private club, the AARP did put out something that said they are not allowing any in person meetings until the end of the year.
- Mayor Taylor stated he doesn't think they should have any in-person meetings for the Seniors, who are our most vulnerable group of citizens, until at least the end of the year. We can re-evaluate after the New Year. Administrator Huyler indicated he thinks that is a good idea and agreed with it.
- The Seniors would like to do a picnic in October. They believe it will be on a much smaller scale. They would like to use the pavilion area at the Community Center. Mr. Huyler stated he wouldn't have a problem with them using the Pavillion, as it is outdoors. Also, there is no risk or exposure to our employees that way. They also need to keep in mind that there will not be any restrooms available to them. There are portable potties around.
- Councilman Carpenter asked if anyone, any outside groups or any other groups used the Community Center for anything else? Mr. Timmons stated they have not.

Councilman Carpenter provided the following report:

Florham Park First Aid Squad:

- The Squad has their new leadership team in place; they are changing some of the protocols. They appear to be heading in a good direction.

Fire Department:

- Nothing to Report

Police Department:

- Councilman Carpenter stated that he would like to complement Chief Orlando on the new uniforms.

Department of Public Works:

- The Department had two new workers start on 8/31.
- Storm clean-up is now complete with the exception of stump removal
- Two new LED message boards have been put into use; going to auction off old ones.

Engineering:

- Tennis and Basketball Project- Electronic access system at the tennis courts has been installed. Project has been accepted and final close-out by Rec Director has started.
- Columbia/Hanover Intersection Project- This is an intersection improvement project done in conjunction with the County and the Borough through an Interlocal Agreement. The Borough's portion of \$114,000 should be 100% paid by a NJDOT Local Aid Infrastructure Fund grant received for \$122,000. All structure foundations, conduits across roadways, and electric junction boxes have been installed. New ADA ramps and sidewalks have been installed as much as possible. County will be paving Columbia Turnpike from James Street to Livingston soon. There are two existing traffic signal assemblies that will conflict with new paving, but have to remain in order for the existing signal to function. New steel powder coated posts, arms, and traffic signal equipment will likely not be available until after paving of Columbia Turnpike is complete. The existing traffic signal conflicts will be patched after the new signal is functional.
- The County's Contractor has significantly completed curb work and ADA ramp work at all intersections along Columbia Turnpike as part of their overall paving project. I'm still waiting on paving schedule from County.
- Lower Park Street Road Improvements Project has been advertised, and set for bid opening on 9/15. I will be reaching out to residents to explain the project over the next two weeks.
- Closeout of NJDOT grant projects of Columbia/Crescent intersection and Campus Drive paving is ongoing. Closeout with Morris County is also progressing for the Columbia/Crescent Road intersection

Councilman Zuckerman provided the following report:

Board of Education:

- The Board is spending a great deal of money trying to make the schools as safe as possible. They do have fall back plans if things do not work out for them.

Council President asked Mr. Malone if there was any discussion on State funding by the Board of Ed? If there is a change or lack of funding what are they going to do?

Councilman Zuckerman stated it has been talked about but they don't know how much Florham Park will get and when they will get it. They are still waiting to get certified to get their regular state aid.

Environmental Commission:

- The Commission is working with Princeton Hydro to make Spring Garden Lake as clean as possible. They are going to put more benches around the Lake itself.

Municipal Pool:

- Although we didn't do great with membership monies this year, we are still in a positive position. We are approximately \$10,000 ahead right now and are expecting more revenues to come in. We also have some expenses to take care of; however, expenses have been lower this year due to the efforts of Pool Manager Frank Newman and John Timmons.

Water Utility:

- Well Rehabilitation and Transmission Project- Final Design Documents for the Well Rehabilitation, and 50% Complete Documents for the Transmission Line have been received from the Borough's Water Consultant have been reviewed and comments issued. NJDEP applications have been submitted, and could take up to 120 days to receive permit. NJAW is still reviewing their assets along Park Avenue to determine if it would be possible to eliminate the existing interconnection with Florham Park at Ridgedale Avenue. This would provide significant project cost savings by eliminating hot box construction and reducing the amount of main that the Borough would have to purchase from NJAW. I've discussed with Fire Department, and as long as NJAW proves that they have alternate sources of water and adequate capacity for the Green at Florham Park, then the Fire Dept. would be open to discussing the elimination of the interconnection.
- Water Tank Rehabilitation Design Project- Mott MacDonald at 50% complete of bid documents which includes the re-painting of the exterior and interior of the Spheroid Tank and Tower Lane Tank. Relocation of cellular facilities continues to be major issue. Cellular carriers have taken position that relocation of their facilities should be paid by Borough. This cost was not accounted for in the project cost. Project has been paused until this issue is resolved. I have been in

contact with a Capital Firm that has expressed an interest in acquiring the cellular antenna lease agreements for a lump sum payment to the Borough. Awaiting a proposal from the firm. This could help in cost to fund cellular facility relocation. I have also been in contact with a Water System Consultant that specializes in storage tank maintenance. They performed an exterior inspection and a robotic interior inspection of each of the Borough's water tanks last week. They will present their findings in an inspection report, and I have specifically asked them to address how the cellular carrier connections on the water tanks have impacted the structural integrity of the water tanks in order to gain some type of leverage for future. They will also present a service contract proposal for long-term maintenance of the Borough Water Tanks.

- Water sampling has not been disrupted, and continues as normal.
- Daily and Weekly Duties completed

Sewer Utility:

- Maser Consultants has completed review and analysis of daily plant operating parameters and microbiology reports provided by Borough Sewer Plant staff. Had follow-up meeting on 8/18 to review and discuss potential strategies aimed at optimizing capacity and operations of key plant equipment and processes. Maser also finished review of the recommendations within the CDM Capacity Analysis Report and will be reviewing alternatives, outline a phased approach for necessary upgrades, and prepare preliminary concepts for the highest priority items.
- The SCADA upgrade project continues. One vendor employee has been on-site in Plant installing software and hardware as part of the updates to the system. Assistant Plant Manager is assisting with installation. Approximately 90% complete. Vendor has also helped with the system coordination to incorporate flow meter data from the Rockefeller Pump Station on Elm Street into the SCADA system.
- Staff operated CUBE video and Sewer Jet to perform additional annual sewer cleaning at Mann Avenue this past month. A new jet nozzle was purchased to eliminate the grease build-up that was discovered over the summer with the CUBE.
- NJDEP performed an inspection of the facility in late August, and the Sewer Plant is in compliance with all NJDEP requirements. The NJDEP has requested that we re-advertise position of Plant Manager. Current Acting Plant Manager has not been able to take the NJDEP S3 exam due to COVID-19.
- Staff transferring flow to Oxidation Ditch #2 to address a higher than normal DO issue. Completed RAS Pump #3 pump base and re-installed pump. Working with Contractor to replace the Sun Valley pumps.

- As a result of Tropical Storm Isias, the Sewer Plant lost power for approximately 5 days and operated on stand-by generators. Staff has kept track of time and materials and have filled out FEMA paperwork.
- The Ridgedale Pump Station suffered an electrical control panel failure during the weekend of July 25 as a result of generator operation. The control panel was temporarily replaced during week of 7/28. A new permanent control panel and possibly smaller pumps will be installed to be compatible with generator.
- Daily and Weekly Duties completed.

PAYMENT OF VOUCHERS:

Councilman Malone made a motion to pay vouchers in the amount of \$908,826.84. The motion was seconded by Councilman Zuckerman.

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Zuckerman	X				
Santoro	X				
Total	6				

PRIVILEGE OF THE FLOOR

Paul Chase, 48 Orchard Road

Mr. Chase stated that the questions posed by Carmen answered the questions that the Seniors had. The Seniors are going to have their brown bag lunch on October 7th with a rain date of October 14. The only request that we have is that the DPW not use equipment like blowers, lawn mowers and such around the pavilion during the lunch. Mr. Chase will work that out with Mike Smith.

John Winters, 32 Brooklake Road

Mr. Winters asked what the status of the ASCO property was.

Mayor Taylor stated we will be moving that to the Planning Board next; waiting for the application to come before the Board. It will be done during the October timeframe.

Mr. Winters stated that the County is going to pave Hanover Road coming into Columbia Turnpike. He asked if a third lane is going to be put in on that project on Columbia Turnpike at that light?

Mr. Sgaramella stated that there will be a third lane; it is scheduled to be done the 21st of September.

Councilwoman Cefolo-Pane stated that she had a question for the Borough Clerk regarding elections. Is there anything the town is going to do regarding informing the public about polling places in Florham Park.

Borough Clerk Williams explained that she had sent a public service announcement to the newspaper during the primary election. The information was placed online but not printed in the actual newspaper. She explained that via Executive Order of the Governor the election is going to be a vote-by-mail election. If you have to vote provisionally or are blind or disabled, the location for Florham Park is going to be the Community Center. There will also be drop boxes around the County where residents can place their ballots. The closest location to Florham Park is in Madison. There is also a drop-box in Morristown by the Courthouse. The Superintendent of Elections will be supplying a full list of locations shortly. There should be 15 locations throughout the County.

Councilman Carpenter suggested sending out an alert through the Police Department directing them to the website for information.

Mrs. Williams stated she would speak to Chief Orlando about doing that.

Seeing no more members of the public who wished to be heard, Mayor Taylor closed the meeting to the Public.

ADJOURNMENT:

On a motion made by Council President Malone and seconded by Councilman Zuckerman, the work session was adjourned by a unanimous vote at 7:55 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
September 15, 2020