

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
August 10, 2020**

The Regular Work Session of The Borough of Florham Park Planning Board was called to order on Monday evening, August 10, 2020 at 6:30p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mrs. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mrs. Carmen Cefolo-Pane  
Mr. John Buchholz  
Mr. Gary Feith

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Michael Mistretta, 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 6:31 p.m.

August 10, 2020

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
August 10, 2020**

The Regular Meeting of The Borough of Florham Park Planning Board was called to order on Monday evening, August 10, 2020 at 6:35p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency.

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  
Mr. John Buchholz  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Michael Mistretta, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

**Approval of Minutes:**

**4. Approval of minutes from the July 13, 2020 meeting.**

Mrs. Margulies made a motion to approve the minutes, second by Mr. Guerin.

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

**Resolution of Approval:**

7. **Toll Brothers Inc. @ Sisters of Charity**                      **Application #20MSD-1 & 20SP-1**  
2 Convent Road  
Block 1301, Lot 2 (prop. Lot 2.01)

Applicant is seeking approval for a minor subdivision of 22.17 acres and preliminary and final major site plan for the construction of 150 attached residential units.

Mr. Roberts made a motion to approve the resolution, second by Mayor Taylor.

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

## **Major Site Plan:**

8. **Veterinary Center of Morris County**  
134 & 136 Columbia Turnpike  
Block 905, Lot 32 & 33

**Application # 20SP-4**

Applicant is seeking approval for the construction of a veterinary clinic.

Steven Azzolini, Esq. represented the applicant. He gave a brief history of the property. He said that the subject of the application is two undersized lots that each have a professional building located on them. They have operated this way for many years. One lot has limited parking.

The applicant is the contract purchaser of both properties and wants to merge the lots into one conforming lot. She intends to demolish both structures and build one building for use as a veterinary clinic for her practice. This is a permitted use in the PB-2 zone.

Andrew Clarke, PE, engineer for the applicant, was sworn in.

He described the location of the property and the existing conditions. There is a multi-family townhouse development behind the site. Various business uses surround the property. Each of the subject lots is 50ft X 150ft. Each lot has a driveway and accessory structures. The high point of both lots is at the approximate midpoint of the lots and drains towards the front and the rear of the property. The front setback for both lots is 34.5ft. The Lot 33 side yard setback is 8 feet. The side yard setbacks for Lot 32 is 5 feet on the right side and 15.7 feet on the left side. Parking spaces are in the rear and the side of the buildings and is within two to five feet of the property line.

The plan is to remove both buildings. The new building will be 10 feet off the right side of the merged lots. The building entrance will be on the left side towards the rear. Parking spaces will be located along the left side behind the front setback and across rear of the lot. There will be a conforming 24 foot drive aisle that will also have a stop bar at the entrance. The ADA parking space will be directly opposite the door. The dumpster area will be located in the left rear corner of the lot next to the parking.

The parking space curb line is three feet off from the property line. The grading is very modest, and the lot will appear flat. The front of the high point will drain to the street and they will install a drywell system in the rear to capture the flow that drains to the rear.

The variances requested are the following:

Side yard setback: 15 feet required, 10 feet provided.

Parking space number: 22 spaces required, 18 spaces provided.

Lot coverage: 60% required, 71.7% requested (136 square feet additional).

Parking setback: 10 feet required, 3 feet provided.

Landscaping in parking lot: 10% required, less than 10% provided. 10ft buffer to adjacent sites.

Andrew Clarke stated that the Florham Park Fire Review Committee is requesting full circulation for a 42 foot ladder truck.

FT-1: Fire Truck turning radius exhibit

Andrew Clarke described how a truck would be able to turn. The can remove two parking spaces and stripe an area so that there is room for a truck to turn around and exit. He stated that Fire Review Committee's request for a 42 foot ladder truck turning radius is not practical for this lot. Providing that type of circulation would leave a building footprint of only 20 feet wide. The lot would be essentially undevelopable. He added that this is a one story building. This lot is not atypical and the adjacent properties do not have full circulation. He feels it is not unreasonable to request a waiver. There are practical limitations on this site.

The Morris County Planning Board report has been received and he will provide the details that they are looking for. He will provide documentation that there is adequate site distance. He will prepare a drywell maintenance manual. There are no utility upgrades needed. They will cap off the 2<sup>nd</sup> set of utilities. The electric will run underground.

Mike Sgaramella asked if there was a complete review by the Fire Department. He asked if the building will have sprinklers and if it is a requirement. Andrew Clarke responded that he does not think is a requirement. The Fire Review Committee has a checklist but many of the items do not pertain to this sort of development. However, he said that he will provide the elements they required. He added that he has not had a joint meeting with them yet, only emails and phone conversations. They seem to be inflexible about the full circulation which he is unable to provide.

Mike Sgaramella asked where the fire hydrant is. Andrew Clarke replied that it is directly across the street (Columbia Tnpk.) . Mike Sgaramella suggested that they have a conversation with them as to whether they really need to enter the site if there is a fire. Andrew Clarke responded that they would not likely be entering the site when responding to a fire.

Andrew Clarke stated that they have submitted a road opening permit application with Morris County for curb cuts.

Steve Azzolini spoke to Greg Perry of the Morris County Planning Board said that they may request a ROW easement on the property rather than a dedication. An easement would allow the applicant to retain ownership of the property, which is important due to the size.

Mike DeAngelis asked if they widened the road, what would happen to the setback.

Mike Sgaramella added that our ordinance has a provision that if the applicant grants a ROW dedication, it will not affect their setback requirement.

Andrew Clarke reviewed the Planner's report. He agreed that the circulation can be improved by removing a parking space by the dumpster area. He said that there is no ADA ramp needed because it is very flat with no grade changes to manage. They will have depressed curbing at the sidewalk. There is no need for a sidewalks on the east side of the building because there is no public access in or out of the building. The exterior door in that area is for staff only to use if an animal has to go out.

The impervious coverage is confirmed on the civil drawings where the elements are broken out.

The ADA parking spot is 8ft plus 4ft. One ADA parking spot is sufficient for the required parking space count. They agreed to install a larger van accessible ADA parking spot (8ft plus 8ft). Mike Sgaramella thought that an ADA ramp is needed at the sidewalk intersection in order to conform for RSIS standards. Andrew Clarke stated that he can accommodate that.

Sid Dvorkin asked how they will handle fire department issues about a staging area. Andrew Clarke replied that he is not sure what they mean by a "staging area" and he would need more input from them on that. The turning radius that they are requesting cannot be provided and would make the property unbuildable. They seem to be adamant on that point. Andrew Clarke said he is very willing to meet with them again to discuss all of this.

Steve Azzolini added that the new development on this property will make current access situation better. He also said that the management of storm water will improve.

Jeff Noss asked how the parking requirement is calculated. It was stated that it is based purely on square footage. Steve Azzolini stated that the client will speak to the operation of her clinic.

There were no questions from the public.

Piero Gabucci, architect, was sworn in. The building is one story with a basement. All treatment areas are located on the main floor. He stated that a two story building would not work with animals. The basement will be used for a staff break room and a future physical therapy space for animals.

He considers the building to be a transitional design. It is not modern or classical. It will be sided with wood and clapboard with sloped roofs and will appear barn like. They will try to locate the mechanical units behind an architectural feature on the roof.

They will need to remove one or two trees. The landscape will include sod with trees in the front yard. They will use evergreen material around the trash enclosure. The site will be fenced for safety around the perimeter using a brown vinyl material.

There is a 10% landscaping requirement for the parking area that they are unable to meet. The landscaped areas are only by the entrance and the trash enclosure area. There are no islands. They can try to landscape the two foot perimeter that abuts the parking spaces. However, it is directly in front of the parking spaces and they intended to gravel that area. They can add as much greenery as possible in front.

The proposed sign is 4ft x6ft. The actual sign area is 4ft X 2ft. It will be externally lit. The site lighting will include three pole mounted lights. There will also be building mounted lights for safety. There are flood lamps in the front for esthetic purposes. The lights are LED that can be adjusted for brightness. They will minimize any spillage. They will install shields on the building lighting on the right side so that all light is directed downward to avoid any overflow onto the adjacent property.

- A-1: colored architectural rendering
- A-2: hardiplank exterior siding sample
- A-3: cedar siding accent trim
- A-4: traditional wood casement windows
- A-5: metal sloped roof
- A-6: asphalt shingle roof option
- A-7: alternate exterior with siding color and window rendering
- A-8: Columbia Turnpike alternate façade

Piero Gabucci addressed Mike Sgaramella's memo. The sign is 24 square feet and will comply with the ordinance. It is two sided. The sign area is actually 8 square feet and externally lit by two small flood lamps.

Mike Sgaramella commented that the landscaped area along the front of the parking spaces is not good for live plantings because the front of vehicles will overhang that area. It is better if it is graveled. The architect agreed and stated that was their original plan. Mike Sgaramella stated that the bed by the trash enclosure and the half of the front bed by the entrance can be counted towards the 10% requirement.

Piero Gabucci noted that the Town Center Task force guidelines on lighting would actually produce more spillage on the neighboring property than what he is proposing. He felt his design was more functional and has little spillage. Mike Sgaramella commented that a shield can be installed on the TCTF design. Piero Gabucci said that he would look into that and work up some calculations on the light fixtures.

Piero Gabucci stated that they intend to install mechanical equipment on the roof behind a decorative rooftop screen. They do not want add any more coverage on the site. The mechanical equipment is only two-3 feet high so it can be hidden. Mayor Taylor thought that residents in the nearby townhomes may be able to see it from the second floor, but Piero Gabucci stated that it will be out of sight due to the angle of the screens. He also stated that the units will be placed more to the front of the building roof. He also said that any noise generated by the mechanical units will be partially enclosed by the screens and not be heard.

Jane Margulies asked if they plan to use generators. Piero Gabucci responded that they are undecided at this time. Mike Sgaramella thought that it might be a variance or a design waiver. The Planner will speak to that. Jane Margulies also asked if the exterior lighting would be on timers and Piero Gabucci confirmed that they would be using timers.

The Town Center Task Force memo reviewed by the architect. Piero Gabucci stated that the Town Center Task Force prefers a colonial façade on buildings within their jurisdiction. Piero Gabucci gave a brief review of his response to

their report. He agrees that historic buildings such as the Little Red Schoolhouse are beautiful and should be preserved. He does not consider the building design to be modern. He does not use lots of glass and flat surfaces. He is using traditional material and textures which is important to the Town Center Task Force. He said that some of the exhibits that were submitted may not accurately depict colors and textures. He stated that there are a number of different designs and architectural styles used in the buildings that are in the vicinity. His opinion is that the integrity of the truly historic buildings becomes lost if other buildings try to imitate that look.

Piero Gabucci went on to say that the site location is further away from the town center and in a more transitional area. He feels the style is more attractive as opposed to mimicking an historic building which he feels would detract from the actual historic building. He said the building appears somewhat barn-like and simulates an older building while contributing to diversity. Many of the design elements have functioning reasons behind them, rather than esthetic.

Mayor Taylor stated that they are being disrespectful to the Town Center Task Force by not modifying the design. He said the design does nothing for the downtown and the esthetics that the Town Center Task Force prefers.

Steve Azzolini responded that it was not their intention to appear disrespectful. They wanted to meet with the Town Center Task Force but they are difficult to reach and communicate with. He was disappointed that they were not invited to the Town Center Task Force Zoom meeting where all of this was discussed. He felt that many of the questions and differences of opinion may have been settled if they were able to attend the meeting.

Mike DeAngelis said that he finds the building to be attractive even though it is not in keeping with a colonial look. But it may not be what is desired for the downtown area.

Jane Margulies commented that she also lives in a home that is a more contemporary design. She is sympathetic and understands that the Applicant favors a certain design style for her business. She suggested trying to somehow soften the lines of the building to reach a point of compromise and good will. It has an industrial look to it that is different than what is downtown design is.

John Buchholz agreed that the renderings may not be the best and may not accurately represent the exterior finishes. He also concurred that trying to soften the appearance and using different finishes would be helpful.

Piero Gabucci stated that he wanted to meet with the Town Center Task Force to discuss all this and get feedback. He had hoped to do that before this meeting. He is open to making some adjustments.

Mike DeAngelis agreed and said the building is nice and he would like to see it fit in with the downtown. He is interested in the operations of the veterinary practice.

Megan Edelle, applicant, was sworn in. She stated that she is also a resident of Florham Park. Her veterinary practice is in East Hanover. She bought the practice in 2014.

Dr. Edelle stated that the Florham Park location will be a satellite office to the main office in East Hanover. She said that it is important and needed because there is no veterinary clinic in Florham Park. It is an asset for public health to have access to veterinary care for pets which, in turn, helps their owners. She also stated that she will be a good resource for public health concerns for Borough Officials and wants to become more involved. She wants that same mutually beneficial relationship to Florham Park as she does in East Hanover. Serves on OEM in East Hanover and wants that connection in FP as well.

The Florham Park office will not offer any boarding or grooming services. There are no retail sales. The hours of operation will eventually be Monday to Friday from 7am to 8pm and Saturday and Sunday from 7am to 5pm. The hours may be less in the beginning, but she will build up to that while growing her business. The first hour (7am-8am) is for administrative preparation and the first appointment would be at 8am. The exception would be surgery days when the animals are dropped off during the first hour.

Initial staffing will include one doctor, two technicians, and one and one half receptionists. The optimum employee staffing will have two doctors, four technicians, and three receptionists for nine total employees. She anticipates this once the practice builds up.

Regarding parking spaces, there are 15 available spaces and one ADA. Nine will be for employees at full capacity. The six leftover spaces will be sufficient for client parking. They typically see two patients every 20-40 minutes. Surgery services will lessen the demand even more since it takes longer.

Deliveries are typical and will include FEDEX, UPS, USPS. Prescription food is delivered via a small box truck and it is always prior to 8am. Any medical waste is picked up by a van once per week. They will contract out for trash. They do not generate a lot of recycling and it will be removed by the cleaning service.

In the future, the basement area will be potentially be used as a physical therapy room for dogs. This is a long-range plan and will not be immediate. It will not affect the parking demand since they are a drop off appointment.

In response to questioning, Dr. Edelle stated that pet waste is disposed of in the regular trash. Any animal requiring hospitalization will be referred to a facility that has 24 hour care. There are no cooking facilities in the break room. It will only have a refrigerator, microwave, water cooler and a table.

Mike DeAngelis asked why this is a one-story building and if a two-story building had been considered. Dr. Edelle replied that the reason is due to the basic functionality of a veterinary clinic. She prefers that she and her staff are in the mix of all the treatment areas and not separated. A two story building is difficult to navigate with animals on flights of stairs and they are not used to an elevator.

Sid Dvorkin asked if there is a prep area for the operating rooms. Dr. Edelle stated that there is a scrub sink station outside of each operating room that is required.

Mike DeAngelis asked about surgery days. Dr. Edelle replied that two days a week will be earmarked for surgery days. They will do multiple surgeries during those days. Anesthesia is monitored by a trained vet technician as well as the doctor.

Mike Sgaramella confirmed with Andrew Clarke that there is a gate to the trash enclosure area.

There were no questions from the public.

Steve Azzolini stated that they would like to carry the application to the next meeting. They will return with their Planner. They also plan to discuss architectural design options with the Town Center Task Force.

Mr. DeAngelis called for a motion to carry the application.

Mrs. Margulies made a motion to carry the application to the September 14, 2020 meeting, second by Mayor Taylor.  
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 9:20p.m.

Marlene Rawson  
Board Secretary

August 10, 2020