

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
October 26, 2020**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, October 26, 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
Mrs. Carmen Cefolo-Pane
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mr. Gary Feith
Mr. John Buchholz
Mr. Joseph Guerin (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, 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:

Mike Sgaramella briefly reviewed an administratively approved site plan waiver. Lifestyle Barber Studio is moving in to 189 Ridgedale Avenue which is a small building with two units. They must restripe parking lot. There is a 1997 site plan that is approved and they must conform to it with the striping. They are only taking the nail salon unit. There is another unit and depending on the future use, they may have a parking space problem. Jane Margulies asked the number of chairs. Mike Sgaramella said that there are three chairs. Parking is based on 1 space per 100 square feet.

On a motion duly made and seconded the meeting was adjourned at 6:32p.m.

October 26, 2020

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
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The Regular Meeting of The Borough of Florham Park Planning Board was called to order on Monday evening, October 26, 2020 at 6:32p.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
Mrs. Carmen Cefolo-Pane
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mr. Gary Feith
Mr. John Buchholz
Mr. Joseph Guerin (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the September 28, 2020 meeting.

Mayor Taylor made a motion to approve the minutes, second Mr. Noss

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

Approval of minutes from the October 19, 2020 meeting.

Mayor Taylor made a motion to approve the minutes, second Mrs. Margulies

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

General Development Plan Amendment, Preliminary and Final Major Site Plan, Preliminary and Final Major Subdivision:

8. Application # 20GDP-1, 20SP-5, 20MSD-2
LCS Florham Park, LLC
110/120 Park Avenue
Block 1401, Lot 1.05

The Applicant is seeking General Development Plan Amendment, Preliminary and Final Major Site Plan, Preliminary and Final Major Subdivision and variance relief to construct a senior living development.

Mr. DeAngelis made a motion to approve the GDP application, second by Mrs. Margulies
Roll: DeAngelis, yes; Margulies, yes; Taylor, yes; Cefolo-Pane, yes; Noss, yes; Dvorkin, yes; Hegan, yes.

Mr. DeAngelis made a motion to adopt the resolution, second by Mrs. Margulies
Roll: Roll: DeAngelis, yes; Margulies, yes; Taylor, yes; Cefolo-Pane, yes; Noss, yes; Dvorkin, yes; Hegan, yes.

The site plan and subdivision were reviewed for any final questions or comments.

Mike DeAngelis clarified that the resolution should state that the exception from RSIS for parking should be for 229 spaces constructed and 58 banked spaces for a total of 287 spaces, where 296 is the requirement. Dean Donatelli stated that the correction will be made to the resolution. Changes to be made on Page 4, 7, 30, 31, 32.

Mayor Taylor asked about the possibility of school age children living in the development, particularly in the independent living section. It was brought up that the average age of a resident is 80 years. Mayor Taylor offered up the scenario of grandparents having custody of children under 19 years old.

Nicole Magdziak, of Day Pitney represented the applicant. She stated that the professionals do not anticipate any school children living in this facility.

Chris Manning of LCS replied that there are no school age children living at any LCS projects.

Carmen Cefolo-Pane asked if there are any type of age restrictions at the facility.

Katherine Sarmad stated that there is a State statute on senior housing that prohibits children from living in senior housing.

The meeting was opened to the public. There were no questions.

Mayor Taylor verified that they received the review letter from Morristown Airport and will advise new residents of the proximity of the airport and the possibility of noise issues.

Sid Dvorkin asked about the statistics on Covid at their Bridgewater NJ facility. He said that Mr. Manning said that they can provide this. Mike DeAngelis replied that it is not relevant to the application, in his opinion.

Jeff Noss said that he raised the issue at the last hearing and felt that it could be a reflection on how they operate their existing facilities but he agrees that it is not relevant. He is confident on their level of professionalism.

Mike DeAngelis noted that this can change hands in the future and another user can operate the facility.

Mayor Taylor said that we must be sensitive to privacy issues that arise from this data.

Carmen Cefolo-Pane added that a lot of statistics can be found online.

Dean Donatelli agreed that there are HIPAA regulations that must be respected. From a planning and zoning perspective, this is a permitted use in the zone. The Board must focus on the planning issues.

Mr. DeAngelis called for a motion.

Mr. Noss made a motion to approve the site plan and subdivision application, second by Mrs. Margulies
Roll: Noss, yes; Margulies, yes; DeAngelis, yes; Taylor, yes; Cefolo-Pane, yes; Dvorkin, yes; Hegan, yes.

Mrs. Cefolo-Pane made a motion to adopt the resolution, second by Mrs. Margulies
Roll: Cefolo-Pane, yes; Margulies, yes; DeAngelis, yes; Taylor, yes; Noss, yes; Dvorkin, yes; Hegan, yes.

Mr. DeAngelis wanted the record to show that there was an interruption in the recording of the meeting. Once the recording was restarted, Mr. DeAngelis gave a summary of what was discussed prior and that a break was taken during that time.

On a motion duly made and seconded the meeting was adjourned at 7:15p.m.

Marlene Rawson
Board Secretary

October 26, 2020