

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
July 12, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, July 12, 2021 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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mr. John Buchholz  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)

**Also Present:**

Ms. Katherine Sarmad, Borough Planner  
Mr. John Wyciskala 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 6:35pm.

July 12, 2021

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
July 12, 2021**

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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  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mr. John Buchholz  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)

**Also Present:**

Ms. Katherine Sarmad, Borough Planner  
Mr. John Wyciskala, Esq. Board Attorney

**Approval of Minutes:**

**11. Approval of minutes from the June 28, 2020 meeting.**

Mr. Feith made a motion to approve the minutes, second by Mr. Noss

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

**Preliminary & Final Major Site Plan:**

- |    |   |                                    |
|----|---|------------------------------------|
| 7. | <b><u>Blue Foundry Bank</u></b><br>209 Ridgedale Avenue<br>Block 804, Lot 7 | <b><u>Application #21SP-01</u></b> |
|----|---|------------------------------------|

Applicant is seeking approval for site and façade improvements and signage in connection with the bank’s rebranding.

Carried from the May 10, 2021 meeting without further notice or publication.

**Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Roberts, Noss, Dvorkin, Hegan**

Charles Sarlo, Esq. represented the applicant. He stated that the plans were revised. The ATM area has been revised. The vestibule, side entrance canopy and building signage have all been removed from the plan. No variances for signage are being sought. There is one variance for a slight increase in lot coverage.

Mr. Sarlo said that the Town Center Task Force Chairman Mike Prokop reviewed the amended plan and found it to be acceptable.

Bill Vogt, Engineer, remained sworn in.

Exhibit A-5      Colorized site plan

Bill Vogt said that they removed the canopy addition on the James Street side and vestibule at the main entrance on the northerly side. The concrete sidewalk along James Street and the building wall are now ADA compliant. A handrail has been added just beyond the James Street entrance to prevent pedestrians from continuing to walk to the parking lot and criss cross at the ATM drive aisle.

They now have a cross walk that will lead pedestrians to the opposite side of the drive aisle where a cross-hatched walkway will lead to the parking lot. The lot coverage is now at 61.7% due to the new sidewalk along the building. A "Do Not Enter" sign will be installed at the northerly side of the one-way drive aisle. The light pole on the walkway is gone and replaced with a building mounted fixture.

Also, the monument signage has been reduced to a compliant size and no variance is needed. Sign "A" is 15.8 square feet and sign "B" at the James Street side is 15.83 square feet.

A fourth drywell is to be added because of the improved coverage due to the sidewalk. The Borough Engineer's comment letter stated that the extra drywell may not be necessary.

Katherine Sarmad said the site plan data box should be updated to say that the maximum sign area is 16 square feet. She wondered if there is an opportunity to landscape the concrete area that is beyond the railing area and by the ATM since it is no longer being used as a sidewalk.

Gary Feith was concerned about the cross-hatched walkway along the drive aisle and asked if bollards could be put there as a means of physical separation. Bill Vogt stated that it would reduce the width of the drive aisle to 12 feet. They would prefer to leave it as wide as it currently is.

Mark Taylor also preferred an open lane and added it will be infrequently used. Mike DeAngelis said bollards would be problematic in the winter with the snow and plowing. He felt to leave it as is.

Jeff Noss confirmed that the landscape plan is the same as originally presented. One tree will be removed but four replacement trees will be added.

The meeting was opened to the public. Seeing no questions, the meeting was closed to the public.

Kurt Vierheilg, Architect was sworn in. He reviewed the revisions to the plan. The ATM and the night drop box will be relocated. New lighting will be installed. The ATM will have a new graphic surround. Both monument signs will comply. This is part of the rebranding of Boiling Springs Bank to Blue Foundry.

There were no questions from the public.

Mr. Sarlo thanked the Board for their time and feedback and thinks the revised plans have addressed all of the Board's concerns.

It was decided that the need for an additional drywell should be determined by the Borough Engineer. When questioned on landscape beyond the James Street side entrance to the edge of the building, Mr. Vierheilg stated that they left the area with the existing concrete because there is a water infiltration problem to the basement at the corner of the building. They felt that a natural surface would exacerbate the problem. They agreed that large landscape planters would be placed along the 8 foot concrete sidewalk to soften the area and discourage people from walking on it.

Gary Feith again commented that he was concerned about the cross hatched area. It is 100 feet long with no physical barrier. He wondered if bollards could be used to separate the area from the drive aisle.

Mark Taylor felt that it is an area that will be rarely used by pedestrians and bollards create problems, especially in the winter.

Katherine Sarmad added that there are paint products that can be used to cause a “rumble” that will alert drivers to the cross-hatched area. Bill Vogt said that they look into paint options, and can add signage as well. They stated that they will work with Borough Engineer Mike Sgaramella to come up with a solution.

There were no other questions or comments on the application. Mike DeAngelis called for a motion.

Mr. Feith made a motion to approve the application, second by Mr. Roberts

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 7:20pm.

Marlene Rawson  
Board Secretary

July 12, 2021