

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
March 22, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, March 22, 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. 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. Jane Margulies – Vice Chairman

**Also Present:**

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

**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:**

- |           |  |                                     |
|-----------|--|-------------------------------------|
| <b>1.</b> | <b><u>Pet Supplies Plus</u></b><br>176 Columbia Turnpike<br>Block 804, Lot 1 | <b><u>Application #21SPW-08</u></b> |
|-----------|--|-------------------------------------|

Applicant is seeking approval for modifications to dumpster enclosures.

Nicole Magdziak, Esq. represented the applicant. She stated that the Applicant already received approval for a change in tenancy. During the permit process, an issue with the loading operations led to the need for modifications to the trash enclosure area including an enclosure for the forklift.

Dave Ports, architect for the applicant, and the applicants, JP Altier and Barbara Grobert were sworn in.

Ms. Grobert said that they have leased an 8000sf space for a pet store. They are excited to be in Florham Park and expect to hire local people.

Ms. Grobert explained the delivery process. They receive deliveries of various amounts 3-4 times per week in the morning. They will use a forklift system just like the Trader Joe's store. The truck will pull in and be out of the drive aisle of traffic. The forklift offloads the pallets directly onto loading dock then they are brought into the building.

There is no definite schedule on deliveries but 90% of them arrive in the early morning. All employees are instructed to park in the rear of the building.

Mark Taylor reminded her that no front door deliveries are permitted. This is an ongoing problem at that shopping center. Ms. Grobert agreed that it will not happen. She confirmed that the Sunday closing time is 7pm

Ms. Grobert further explained the delivery operation. She added that the Cedar Knolls store has the identical system and it works very well. The forklift will place the product on the loading dock. The loading dock opens to the stock room. Pallet jacks will bring the product in. Empty pallets are then stacked and removed daily.

When questioned, Ms. Grobert stated that there is a self-service dog wash station in the store.

A-1: site plan of trash enclosure area.

In response to Mike Sgaramella's report, a turning template is provided for a 55ft WB 50 truck. Mr. Ports said delivery are made by 35-40ft trucks. Between two and fifteen pallets are delivered at once. There is more than adequate circulation for this size truck. There is no double stacking of pallets.

The forklift enclosure is a roofed enclosure that is completely housed within the trash enclosure area. This set-up is the same as the Trader Joe's store.

No variance is required for this request.

There was discussion on the best location for the forklift enclosure. It was decided that the initial proposal makes the most sense.

Mike Sgaramella said he review and administratively approved the change in tenancy.

There were no other questions or comments.

Mr. Dvorkin made a motion to approve the application, second by Mr. Guerin

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

**Site Plan Waivers (Administratively Approved):**

Mike Sgaramella gave a brief review of the changes in tenancy that were administratively approved by him. Playa Bowls is a restaurant that will be taking occupancy at 182 Ridgedale Avenue. Colao Law is a new tenant at 215 Ridgedale Avenue, and Hedinger and Lawless is a new tenant at 23 Vreeland Road. Both are law offices.

Mark Taylor stated that with the addition of some restaurants at 182 Ridgedale, there will be an uptick on delivery services picking up orders. He stated that there are many bollards in that shopping center that have been broken and he has seen cars double parking. Mike Sgaramella stated that he will report this to zoning enforcement.

Mr. Guerin made a motion to ratify the approvals, second by Mayor Taylor

Roll: On a roll call vote all members present and eligible voted to ratify these approvals.

On a motion duly made and seconded the meeting was adjourned at 7:00p.m.



6. **Celularity, Inc.** **Application #21SV-01**  
170 Park Avenue  
Block 1401, Lot 3.01

Applicant is seeking approval for the installation of a wall sign.

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

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

**Preliminary and Final Major Subdivision:**

7. **Rock GW, LLC** **Application # 21MSD-01**  
41 Elm Street  
Block 1402, Lot 1.03

Applicant is seeking approval for a subdivision of land to be conveyed to the Borough of Florham Park.

Nicholas Racioppi, Esq. represented the applicant. He stated the purpose of the subdivision is to donate the subdivided land to the Borough of Florham Park. Robert Streker, Engineer, and Paul Phillips, Planner, were sworn in.

Robert Streker stated that the lot is a stand-alone lot (Block 1402, Lot 1.03) It was a former waste water treatment facility that has a small pump station on it. The proposed subdivision is small. The parcel is currently 5.255 acres. They will subdivide 5.024 acres (1.03) to be donated to the Borough. They will retain .233 acres (new Lot 1.04) that will have the pump station on it.

Dimensional variances are needed. There will be no site improvements to the lot. It is simply a new lot line. Several easements exist for sanitary lines. The new lot is undersized so that the donation to the borough is maximized.

There are no site improvements proposed and there will be no noticeable changes. The sanitary lines are underground to Elm Street. The majority of the current property is to go to the Borough, leaving a small undersized lot where the Rock GW pump station will be located and maintained by Rock GW.

Jeff Noss asked about the easements. John Wyciskala stated that new easements would be set up to allow access through the easements. These are landlocked parcels and access easements will be recorded on the plat.

Sid Dvorkin asked about the pump station. Mayor Taylor replied that the pumps currently pump out to Elm Street. The tanks have been dismantled and the property is clean. The sanitary lines connect into the sewer line at Elm Street.

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

Paul Phillips, applicant's planner said the variances for new lot 1.04 are for non-conforming dimensional variance conditions. It is deficient in lot area, width, front, side and rear setback. There is also a planning variance for lack of frontage. Lot 1.03 has an existing lot width deficiency that will not change.

Paul Phillips continued that the variances meet the C-2 criteria in that the benefits of granting the variance outweigh the detriments. It is a former sewer treatment facility (now inactive) that only the pump station is to remain. Lot 1.03 will be conveyed to the Borough for future municipal use. The creation of Lot 1.04 will allow for a maximum donation of contiguous land for municipal use that is already surrounded by municipal use. It can be used for a variety of public uses and is a coordination of public and private use.

Paul Phillips said that there is no substantial detriment to the public good or zone plan by this subdivision. There will need to be an access easement for 1.04 through lot 1.03 to Elm Street. There are no adverse impacts and there is no compromise to the PODS standards by the granting of these variances.

Mike Sgaramella agreed with the testimony and had no comments. Katherine Sarmad also had no comments except to revise the typo on the minimum rear yard setback information from inches to feet.

The meeting was opened to the public. There were no comments. Mr. DeAngelis called for a motion.

Mrs. Cefolo-Pane made a motion to approve the application, second by Mr. Dvorkin.

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 7:30pm.

Marlene Rawson  
Board Secretary

March 22, 2021