

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
May 10, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, May 10 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
Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

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

Also Present:

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

Mike Sgaramella reviewed the administratively approved site plan waivers. Angelina's Trattoria is moving into the restaurant space previously occupied by Dough and York at the Crescent Center Shopping Center.

Flo-Park Associates at 182 Ridgedale Avenue will relocate an ADA parking space as well as eliminate two other parking spaces. They still have adequate and even extra parking on the site. Mayor Mark Taylor said that the shopping center has a problem with UBER Eats and similar food ordering and delivery services that are parking in the fire zones when picking up orders. This needs to be addressed with the landlord for new signage in those zones. Jane Margulies added that someone moved the signage that is located at the Ridgedale Avenue entrance/exit into the shopping center. It is now haphazardly supported onto a pole. Mike Sgaramella responded that he would look into this.

The neighborhood deli at 54 Broadway has a new tenant. It is Anita's Baked Wonders. It will be operated in the same manner as previous tenants. Mike DeAngelis was not comfortable with the idea of a bakery use. Mike Sgaramella replied that it was mainly bread and empanadas that would be baked. Mike DeAngelis also did not like the catering aspect with deliveries to local farmer markets and company events, etc. He felt that it could be a problem. Mark Taylor disagreed and stated that the operation of the business including offsite deliveries and catering is much the same as previous tenants did over the years. Sid Dvorkin felt that no business will be successful in that location unless there is an ancillary use. Mark Taylor said he is very happy to see a new business in the location and said that it is a popular lunch spot for many landscapers and police.

Proposed Interchange at Route 24/Park Avenue/Columbia Tnpk.

Mayor Mark Taylor said he is very disappointed to announce that there was no support from the Mayor of Morris Township for the available federal grant money for a proposed Route 24 interchange at Park Avenue. This was a unique opportunity to secure a significant amount of federal aid for that project. It required the unanimous support of the impacted municipalities.

Mayor Taylor sent a letter of support as did the Hanover Township Mayor. However, Morris Township Mayor Jeff Grayzel refused to provide a letter of support nor did the Mayors of Madison and Chatham Borough and Chatham Township. Mayor Taylor said that US Representative Mikie Sherrill as well as the Morris County Commissioners were surprised and extremely dismayed as well. The opportunity for grant money no longer exists and the project remains indefinitely halted.

Mayor Taylor commented that anyone who has complaints on the traffic congestion should contact the Morris Township Mayor, Madison Mayor who opposed this federal aid.

On a motion duly made and seconded the meeting was adjourned at 6:55pm.

May 10, 2021

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
May 10, 2021**

The Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 10, 2021 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
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

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

Also Present:

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

Approval of Minutes:

4. **Approval of minutes from the April 19, 2021 meeting.**

Mr. Dvorkin made a motion to approve the minutes, second by Mr. Roberts
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Preliminary & Final Major Site Plan:

5. **Blue Foundry Bank** **Application #21SP-01**
209 Ridgedale Avenue
Block 804, Lot 7

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

Charles Sarlo, Esq. represented the applicant. He stated that the Boiling Springs Bank is now known as Blue Foundry Bank. As part of their re-branding, certain upgrades are planned. The bank is located on the corner of Ridgedale Avenue and James Street. There are variances need for an entry vestibule addition and the signage requests.

Mr. Sarlo reported that there was a Zoom meeting with the Town Center Task Force and they ultimately approved the plan with some modifications in lighting and landscaping.

William Vogt, PE was sworn in.

A-1 Aerial exhibit of site from Google Earth

Mr. Vogt described the location of the bank and the surroundings. It is on the corner of Ridgedale Avenue and James Street. There is ingress and egress to the bank from both Ridgedale Avenue and James Street. There is two way circulation on either side of the bank and one way circulation on the side by the drive-thru lanes and the James Street side.

A-1 Site plan (colorized, C-03)

The driveways are the same as well as the parking configuration. There is an entry vestibule addition (211sf) on the west side of the building with a canopy (75sf) and a canopy addition (32sf) over the north side entrance.

There will be an ADA parking upgrade, a sidewalk refurbishment by the entrance, and a new north side sidewalk. There will be two drive thru lanes only instead of three, and they will relocate the ATM to the northeast corner of the building. Lighting and landscaping will be enhanced throughout the site. The Town Center Task Force lighting expert has reviewed the lighting and it conforms to their standards. They also approved the landscaping plan.

The street side setback is 29.27 feet where 30 feet is required. The new canopies in both locations create the minor deficiency. The Borough Code states 18" encroachment of a roof overhang is permitted if there is no increase in floor area. The building is behind the setback. They may satisfy the code.

The lot coverage is 62.6% (679sf of additional coverage) where 60% is permitted. This is due to the sidewalk on the north side that used to be part of the landscape. This is a pedestrian walkway for safety purposes. The new storm water drywell is in the landscape island to the west

There are a number of signage variances including two freestanding monument signs and directional signage. There are also six wall signs (not permitted). He described the locations. The Planner will discuss these in detail.

A-3 (EX-01) Recommended Adjustments exhibit

Mr. Vogt responded to the Engineer's comment letter. He will add pedestrian signage at the ATM location. He will put depressed curbing at the crosswalk area to the new sidewalk. He will eliminate the pole light and use a building light instead. He will add "Do Not Enter" signage at the western entrance. They will stripe a crosswalk from the James Street sidewalk to the entrance.

Katherine Sarmad commented that she agrees with the canopy and principal building setback and no variance is required for that. John Wyciskala also agreed.

Mark Taylor verified that the ADA spaces are staying in the same spot. They are just upgrading them so they are compliant. There is no ATM in the new vestibule. The new sidewalk is 5 feet wide.

Gary Feith was concerned about the ATM machine and the teller in the same drive-thru lane. He feels it will lead to back-ups. He also does not think there is enough space for a vehicle to use the ATM without blocking the crosswalk. He asked if the ATM can be moved to another location. He also asked why two entrances are needed.

Kurt Vierheilg, architect for the project, was sworn in.

Mr Vierheilg stated that they are adding a side entrance vestibule addition that is only a roof overhang. They also will have a new vestibule entrance on the west side that is 24ft x 8 ft (211sf). It is two stories and glass enclosed. He stated that two entrances/exits are a code requirement.

A-4 (PR-1) prospective looking east on James Street rendering

He described the existing building. The main entrance will be 20.5 feet high made of glass and metal frames and surround. This is part of the rebranding identity. The side entrance consists of a canopy only. The soffits and triangular gable ends will be painted with a dark gray finish.

Mr. Vierheilg explained the signage. New signs "A" and sign "B" will comply with the ordinance. Sign A is 2 '9" x 5'.9" tall. Sign B is 6' 4" x 2' 6" tall. There will be ATM signage, and new vestibule signage including the logo. The signage is mainly decal-applied letters saying "Blue Foundry" on two sides of the vestibule.

Mr. Vierheilg said that the ATM must be in close proximity to the teller window for workflow reasons. It would be difficult to shift the location of the ATM. However, they can work with the Borough Engineer and the Applicant's engineer on the proximity of these items.

Jane Margulies asked about the night drop box and if it can be relocated because it is so close to the drive up teller and ATM. Mr. Vierheilg said that they will explore whether it can be shifted or a different element can be shifted.

Mayor Mark Taylor commented that he does not like the signage or the glass vestibule on the main entrance and finds it to be extremely unattractive and contrary to the downtown look. He would like them to revisit this design and come back to another meeting.

Jane Margulies also felt that there was way too much signage and does not remember seeing this amount of signs during the TRC. She does not recall noticing the glass tower or the ATM location. She questioned whether the Town Center Task Force saw this plan and if they were okay with this. She said the colored rendering really shows what it will look like. She reminded them that signage is needed indicating that the parking lot is for bank customers only because others do use it.

Carmen Cefolo-Pane asked about what the Town Center Task Force actually saw and reviewed. Charles Sarlo replied that they were shown the same plans that were in the Board packet. She added that the Town Center Task Force probably did not realize what it actually looked like because the plan set was not colorized.

Charles Sarlo reviewed the issues that the Board has. They are the ATM/drop box, excess signage, and the glass addition.

Gary Feith said regarding the signage, that everyone knows where the bank is.

Mark Taylor said he is not in favor of the addition design and thinks the signage is outrageous.

John Wyciskala noted that there are problematic issues with the architectural design and the excessive signage and suggested that they carry to a future meeting.

There were no other questions or comments from the Board members or the public. Mr. Sarlo asked that the application be carried to the June 14, 2021 meeting without further notice.

Mr. DeAngelis called for a motion.

Mr. Feith made a motion to carry the application to June 14, 2021 meeting without further notice or publication. Second by Mrs. Margulies.

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 8:10pm.

Marlene Rawson
Board Secretary

May 10, 2021