

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
May 24, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, May 24, 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. Sid Dvorkin
Mr. Joseph Guerin (1st Alt)
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Derek Orth, 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.

May 24, 2021

Marlene Rawson
Board Secretary

**Borough of Florham Park
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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. Sid Dvorkin
Mr. Joseph Guerin (1st Alt)
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. **Approval of minutes from the May 10, 2021 meeting.**

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

Amended Preliminary and Final Major Site Plan:

5. **Del Webb @ Florham Park** **Application #21SP-02**
Applegate & Doyle Drive
Block 1401-1.11, Lots 29, 30, 31; Block 1401-1.22, Lot 32, Block 1401-1.23, Lot 1

Applicant is seeking approval to change the mix of approved home styles, and enhancements to the clubhouse/recreation area.

Craig Gianetti, Esq. represented the applicant. He gave a brief history of the Del Webb project approval of a 425 age restricted community. During the course of construction, a DEP permit regarding a storm water basin impacted the location of five single family lots. Because they need to be removed, the applicant is asking to replace those units

with five townhouse units to be placed in two buildings. The overall total unit count will not change. In addition, several enhancements to the recreational amenities are proposed.

Rob Holmes, VP of Pulte Northeast Division, was sworn in. He reviewed the project status. He said that they are 60% sold out overall and 30% are now occupied. He expects that by mid-2023 they will be 100% sold. The amenity complex is currently under construction and is expected to be completed by July. The clubhouse should be completed by September.

The amenity enhancements that are planned are lighting of tennis courts, shade structures at the bocce ball courts, and installation of several electric vehicle charging stations.

Jamie Giurintano, PE, principal at Bowman Engineering, was sworn in.

The site plan depicts the residential lots that cannot be developed. They are Block 1401- 1.23, Lot 1 (clubhouse) Block 1401- 1.11 (Lots 1-3) (3 lots), and Block 1401- 1.22 (Lots 30-32) (2 lots). The area outlined in blue is the storm water basin.

Exhibit A-1: overall site plan, sheet 2 of 63, last revised 11.19.17

Exhibit A-2: plan set – colored (last revised 5.18.21)

They will consolidate Lots 30 and 31 into Lot 32. Also, Lot 1, 2, 3 into lot 11

The affected townhomes are located on the south side of Doyle Drive. They are both currently 4-unit buildings. One will become a 7-unit building and the other will be a 6-unit building.

In summary: The total single family homes will now be 104 (5 less than original), townhomes will be 141 (5 more than original) and 180 condo units (unchanged). The total is still 425 units.

The building separation and grading on the expanded townhome buildings are compliant.. There is no change to sight lighting or tree count. There is no increase in impervious coverage and no impact to the storm water system.

Mike Sgaramella and he and the Borough Attorney Joe Bell will review the legal descriptions and documents prior to recording with the County.

Mark Taylor asked about the status of the Patriots Path extension through the Pulte site. Jamie Giurintano identified the location of the path on the site plan. Rob Holmes stated Pulte is committed to extending the path. He will provide an update on it. Mark Taylor also wanted to be sure that future residents in the area are not surprised when they see a path in their back yard.

There were no questions from the public.

Jamie Giurintano referred to sheet #9 of the plan set (amenities). There is a proposed grill (2 grills) area with a natural gas connection and a high top table. Also, two vehicle charging stations (for 4 cars) are planned. They are behind the curb and will be signed appropriately. Their use is activated and scheduled through an app. It is not meant to be a revenue producing function.

Mark Taylor asked if they are for this community use only. Jamie Giurintano replied that it is for resident use only. There is a code that will be required.

There are 48 parking spaces on the clubhouse lot. The charging stations will reduce that number to 44 but there is still excess parking on the site.

The bocce ball courts (sheet 10) will be relocated slightly to accommodate a planned shade structure. This is due to some grading issues in the area that need to be avoided. They will also install lighting that will be a 14-foot high light pole with an LED fixture.

Lighting is also planned for the tennis and pickleball courts (sheet 11). The light poles will be 37 feet high. They will work with the engineer to avoid any spillage issues. They will be on timers and will have a shut-off time. Mike Sgaramella said that he will work with them so there are no impacts to residential homes.

The amended site plan application was filed with Morris County Planning Board.

Gary Feith asked if there is enough site lighting so that people are able to exit the recreation area safely if the court lights automatically shut off. It was stated that there is adequate ambient lighting. Gary Feith also asked about the grills and if there is an automatic shutoff since they are a direct connect to a gas line.

Mike Sgaramella responded that it must meet code. The construction official and fire official will inspect. It was stated that there is an automatic shutoff.

Mark Taylor was concerned with the app for the electric vehicle charging station. He did not want the general public to have access to these charging stations. He has knowledge of how the app works and said that it identifies charging stations in the area. This could lead to non-residential use.

There was additional discussion on how to manage the use of the charging stations. Rob Holmes stated that the vendor that Pulte will use indicated that they are able to make them so they are non-discoverable.

Derek Orth noted that a condition of approval could be that a procedure must be implemented to prevent the general public from accessing the charging stations.

There were no other questions or comments.

Derek Orth reviewed the conditions. They are the control of any lighting spillage from the court lighting, charging station use by residents and guests only, and the status of the Patriot's Path extension.

Mr. DeAngelis called for a motion.

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

May 24, 2021