

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
October 25, 2021**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 25, 2021 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

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:

Mr. Michael DeAngelis – Chairman
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine Sarmad, Borough Planner
Mr. Alan Zakin, Esq. Board Attorney (Conflicts Counsel)

Statement of Adequate Notice:

Mayor Taylor 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."

1. Resolution to award a contract for Professional Services

Contractor: Alan J. Zakin of the law firm of Alan Zakin Associates
Services: Conflicts Counsel
Term: October 25, 2021 through December 31, 2021

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

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

Site Plan Waivers:

Mike Sgaramella reviewed the site plan waivers that he recently approved. The Great Greek Mediterranean Grill is moving to 182 Ridgedale Avenue shopping center. They have 42 seats and are compliant. The Park Savoy is adding a small storage area of 432 square feet. Dr. Barry Kaplan is a new dentist that will be replacing an existing dentist suite at 120 Columbia Turnpike.

On a motion duly made and seconded the meeting was adjourned at 6:50pm.

October 25, 2021

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
October 25, 2021**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 25, 2021 6:50 p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

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:

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:

Mr. Michael DeAngelis – Chairman
Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine Sarmad, Board Planner
Mr. Alan Zakin, Esq. Board Attorney (Conflicts Counsel)

Approval of Minutes:

4. **Approval of minutes from the September 13, 2021 meeting.**

Mrs. Cefolo-Pane 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.

Major Subdivision:

5. **Klein FP, LLC** **Application #21MSD-02**
176 Columbia Turnpike
Block 804, Lot 1

Applicant is seeking approval for preliminary and final major subdivision of the property into two lots.
Larry Calli, Esq. represented the applicant.

Mr. Calli stated that the subject property is a seven acre parcel that is to be subdivided into two parcels. It will still operate as one unified shopping center. The subdivision will carve out the McDonalds restaurant pad. Customers will continue to be able to park anywhere in the shopping center and there will be no physical change to the site as a result of this subdivision.

There is an existing parking variance that was granted to the shopping center for substandard parking due to the amount of building coverage. A shared parking agreement will be drafted as well as an access agreement for ingress and egress so that anyone can use the entrances and exits regardless of their destination.

Dan Sehna of Dynamic Engineering and Engineer for the applicant, was sworn in. The property contains three buildings. Two buildings are multi-tenanted retail spaces and one building is a stand along McDonald's restaurant. There are 322 spaces on the lot. There are two driveways on Columbia Turnpike and three driveways on James Street. There is two-way circulation throughout the site.

What is being proposed is a subdivision into two lots. The McDonalds restaurant pad will be .99 acre. The multi-tenanted shopping mall will be 6.09 acres.

A-1: major subdivision plan, colorized.

A cross access easement is needed. There are two variances that are being requested. A parking variance is needed for the larger lot that contains the shopping malls. There are currently 305 spaces needed. The subdivision will leave a total of 283 spaces to be provided on that lot. There are adequate parking spaces on the McDonalds lot and no variance is needed for that.

Building coverage at the shopping center lot will increase to 23%. It is currently at 21.37% where 20% is permitted. A variance was granted in the past for this overage.

Larry Calli stated that they will agree to the 404sf dedication at the corner of Columbia and James Street as. This will be granted to either the Borough or the County wherever the right of way is. This is for the sidewalk area. This was at the request of Mike Sgaramella for a sidewalk area. It will be recorded at the County.

Mayor Taylor asked if there were any questions from the Board Professionals. Mike Sgaramella stated that the Applicant complied with his comments. Katherine Sarmad replied that the variances have no fundamental impact.

Carmen Cefolo-Pane asked about the shared parking. She did not think that was allowed. Mayor Taylor pointed out that there are several shared parking agreements on Park Avenue. She confirmed that there will be no barrier to the parking spaces on each lot.

Larry Calli responded that there are no impacts to this agreement and the current traffic patterns will remain as is. There will be no barriers to access or parking now or in the future. Site circulation will not change.

Gary Feith agreed and did not see a problem because variances were previously granted. The required parking space count has an existing shortfall of seven spaces (322 spaces where 329 is required) that will not change. Larry Calli said that there is no net change. Mayor Taylor stated that there is no problem but it should be reinforced.

Mayor Taylor asked that management remind the employees that they must park in the rear. There are many employees that are parking in the front lot. He also said that there is a grading issue in the main drive aisle in the area of the sanitary drains, causing a hazardous condition.

The meeting was opened to the public.

Mark Kessler, Director of Asset Management and Construction for the Klein Group, was sworn in. He stated that the area of concern in the drive aisle has been repaired. Mayor Taylor appreciated that and thanked him.

Larry Calli thanked the Board for considering this application.

There were no other questions or comments. Mayor Taylor called for a motion on the application.

Mr. Guerin made a motion to approve the application with the condition that the Board Engineer review the easement agreements, second by Mr. Feith.

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

6. **Zoning Ordinance Review Update** – *Katherine Sarmad*

Borough and Board Planner Katherine Sarmad stated that she was asked to perform a review of the Borough Zoning Code. This is a project that she has been working on since the beginning of 2021. The zoning code has not been reviewed or amended in its entirety since 2000. She handed out a printed copy of her presentation. The chapters of the code that were reviewed are Chapter 250-Zoning, Chapter 212-Sudivision and Site Plan Review, Chapter 199-Signs.

The changes include:

- Updated definitions
- Code provisions clarified or removed
- Conditional use additions
- Permitted use additions
- Parking standards review and update
- Permitted sign review and expansion

She explained that the role of the Planning Board is to review the updates and changes. Once the document is in its final form, the Planning Board will endorse it and forward it to the Borough Council for adoption consideration. The document is still a work in progress and she encouraged the Board to review the changes in detail. She welcomes feedback, suggestions and comments.

Mayor Taylor suggested including language dealing with electric car charging stations, E-bikes, and offsite parking used by auto dealerships.

It was agreed that this will be further discussed at the December 6, 2021 meeting. Mayor Taylor thanked Katherine Sarmad for the review.

On a motion duly made and seconded the meeting was adjourned at 8:30pm.

Marlene Rawson
Board Secretary

October 25, 2021