

Their plan is to have the temporary sales trailer on the site until the end of April 2023. The expected timeline of completion and a certificate of occupancy is to March 31, 2021. They will return the site to its original condition when they vacate it.

The parking spaces will be maintained. They will be labeled and have signage that indicates the ADA spaces. They will comply with all ADA requirements. There will be one tandem space that can be used for parking or delivery vehicles.

The sales trailer will have temporary electric service. Drinking water will be brought in. The restrooms will be serviced at least twice per week.

The hours of operation will be Monday to Saturday, from 8am to 6pm, and Sundays from 11am to 5pm. They are basing the operational plans on their Bridgewater NJ site. They typically open the sales office twelve months before project completion. Mr. Manning noted that they are getting interest in the project now.

Mr. Manning also noted that they have applied for Morris County Soil Conservation approval as required.

There will be three to five employees on staff at the trailer. They want to install a 4ft x 8ft ground sign at the roadway entrance so that visitors know where to turn to access the sales office. They are aware that they must apply to the Borough Council for approval of the sign.

Mike DeAngelis added that there should be wayfinding signage as well so that no one becomes confused. Mr. Manning agreed and stated that there will also be building signage. He does not want visitors getting lost and driving into the main construction site instead.

Mayor Taylor reminded Mr. Manning that "Coming Soon" signage is prohibited.

Sid Dvorkin asked if the signage was to be illuminated. Mr. Manning replied that they usually do not have visitors after dark. They also are restricted by the lack of electric power.

Mike Sgaramella confirmed that there are no wetlands encroachment.

There were no questions or comments from the Board or the public. Mr. DeAngelis called for a motion.

Mr. Guerin 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

5. Administratively Approved:

Mike Sgaramella administratively approved the following site plan waiver:

22SPW-05: Tri-America Health & Wellness, LLC, 256 Columbia Turnpike – change of ownership for a medical practice involving psychiatry and counseling services. It was noted that there is ample parking on the site.

Chairman Mike DeAngelis stated that there are two vacancies on the Board for alternate members. If anyone knows of someone who is interested in filling the position, they should contact the Clerk's office.

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

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
February 28, 2022
(Held via Zoom)**

The Regular meeting of The Borough of Florham Park Planning Board was called to order on Monday evening, February 28, 2022 at 7:00p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the guidelines set for by the State of New Jersey 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
Mr. Joseph Guerin
Mayor Mark Taylor
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Ms. Kristen Santoro
Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. Michael Mistretta, Board Planner
Mr. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the February 14, 2022 meeting.

Mr. Guerin 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.

Denial without Prejudice:

7. **Alfieri FP, LLC**
Columbia Turnpike
Block 501, Lots 4, 5; Block 601, Lots 1, 2; Block 702, Lot 9

A request to carry this application to a date certain was received after business hours today. Board Secretary Marlene Rawson stated that the application was received in September 2020, and they have requested an extension of time a number of times. Mike Sgaramella said when a TRC was held, it was determined that they must have outside agency and DEP approvals for the wetlands, riparian buffers, and delineation. None has been received to this point.

Board Attorney Derek Orth stated that no plan revisions can be filed until the DEP approvals are obtained. This is a large project that has been carried over a long period of time. An automatic approval could be sought if the

Mr. Schiller stated that the application is for a 506 square foot concrete pad for a chiller unit that will be surrounded by an eight-foot fence. They are seeking a variance for a 9.5-foot side yard setback where 50 feet is required in the C-1 zone.

Michael Ehasz, Director of Engineering and Environmental Safety for Celularity was sworn in. He explained that Celularity is a biotech company that is involved in developing therapies for tumors and malignancies. They need chilled water for temperature control during the research and development process. It is a second chiller on the site. They need it for redundancy.

The proposed chiller is 438 tons. He will confirm the height. It will circulate the water to cool different areas. It is a high tech unit that is state of the art.

The chiller needs to run 24/7. The noise specifications are 85 decibels at a three-foot distance and 30 decibels at the property line. That would be inaudible. An eight-foot fence will surround the chiller unit. This is a very quiet unit and the distance will render any sound inaudible. It is powered by electric and there are no byproducts associated with it. There will be no disturbance to any adjacent properties.

Mike DeAngelis confirmed that there would be professional expert testimony. Mr. Ehasz stated that he is a certified safety professional and he can testify on the sound. Mr. Ehasz said this is the best location for operation and available space.

Borough Planner Mike Mistretta asked for the manufacturer and model number of the unit and they stated that they would provide that.

Jeff Noss asked if there is another unit on the site. Mr. Ehasz replied that there is a unit on the roof.

Len Savino of Langan Engineering was sworn in. He said that the concrete pad would be 11.5 x 44 feet with a six-foot stone perimeter. An eight-foot fence will surround it. There will be electric feeds and piping associated with it. It is ten feet tall.

The proposed location is 9.5 feet from the property line. This is best location and available space. There is no room on the roof. There will be no impact to parking, traffic flow, or the public. It is the most logical place. The location is set low in an upward facing sloped area that will help to screen the unit and will dissipate any noise. There are also evergreen trees on the adjacent property that will buffer the unit both visually and sound wise from the closest building.

The closest building to the location is ASCO. It is at least 500 feet away from any residential area. The noise will not be heard at 100 feet away. The Del Webb community will not hear this unit.

A two-foot aboveground pipe is connected to the chiller. There is no intention to screen it. There is no impact to improved coverage. The percentage change is 47.41% increase to 47.46%. No retaining wall is need due to the sloping area.

The chiller is manufactured by Smardt and is model number #AD150.

Mike DeAngelis asked if the chiller could go in any other lawn area. Mr. Ehasz said there is no other grassy area that would work for this.

Mike Sgaramella commented that they have enough parking on the site.

Mr. Savino stated that this location would have the least impact. There is a large paved parking area and the terrain is sloped. It was chosen due to the proximity to the building. It is near all mechanical pads and is not in a visual site. A compliant site would place the unit in the middle of the parking lot where it would be obvious. Screening it in that location would make it look like a dumpster. In addition, the pipes would need to be underground. All the mechanical pads are filled and there is no available space other than blocking the loading dock.

Mike Sgaramella confirmed that the embankment location is about 20 feet high. This is higher than the chiller unit is. The piping will have supports every ten feet.

A-1: picture of unit (info sheet)

Michael Ehasz explained how the chiller worked. Jeff Noss asked if this was a back-up unit. It was stated that this unit would run along with the other chiller on an alternate schedule. It can also act as a back-up unit. The water contains Glycol to prevent freezing.

Sean Moronsky, Planner was sworn in. He stated that there is a setback variance that is needed. The benefits of the variance are that it is the most suitable location. It is thirty feet from the building, which is close enough but provides sufficient spacing. There are no concerns about the distance of the piping. The area is adequate size and there will be no disruption to any parking lot or drive aisle. It will provide efficient servicing to the building.

Sean Moronsky continued that there is no grading required at this site and it makes sense from a functional standpoint. They are seeking a C-2 variance and there are no substantial impacts and no detriment. It will allow for a more efficient operation. There are no negative impacts, and no detriment to the public good or neighbors.

A-2: photo of location from 160 Park Avenue.

The photo depicts the outside area of the property. The location is set down due to a grade change of about 20 feet and there are evergreens that further block the view of the location.

Mr. Moronsky stated that there would be no impacts to the Del Webb community since it is much further away, and no impacts to impervious coverage. There are no negative impacts to the zone plan.

Mike Mlstrom asked if there would be any tree removal. Mr. Moronski and Mr. Ehasz replied that no trees would be removed.

Mayor Mark Taylor stated that he was proud to have Celularity as part of the business community, and their mission to find cures for cancer.

There were no other questions or comments from the Board or the public. Mr. DeAngelis called for a motion.

Mr. DeAngelis 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 resolution

On a motion duly made and seconded the meeting was adjourned at 8:15pm.

Marlene Rawson
Board Secretary

February 28, 2022