

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
August 14, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, August 14, 2023 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mr. Joseph Guerin – Vice Chairman
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin

Members Absent:

Mr. Jeffrey Hegan

Also Present:

Mr. Michael Sgaramella, Board Engineer
Ms. Katherine Sarmad, Board Planner
Mr. Alan Zakin, Esq. Board Attorney
Mr. Joseph Fishinger, Board Traffic Engineer

Statement of Adequate Notice:

Mr. DeAngelis asked the Board Secretary if the statutory requirements of the Open Public Meetings Act were met. Board Secretary Marlene Rawson responded that we are in compliance with the requirements.

Site Plan Waivers:

The following site plan waivers were administratively approved by Mike Sgaramella:

- 23SPW-16: Insurance Company of America (210 Park Avenue) – change of tenancy for general office space use.
- 23SPW-17: Duane Morris, LLP (200 Campus Drive) – change of tenancy for general office space use.
- 23SPW-18: Controlled Products Systems Group (4 Vreeland Rd.) – change of tenancy in a multi-tenanted building for general office space, warehouse storage and distribution.
- 23SPW-20: Angelina's Trattoria (Crescent Plaza) – change of ownership of an existing restaurant.

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 the administrative approvals

Mr. DeAngelis asked if there was any other business.

Board Secretary Marlene Rawson stated that the Zoning Officer and the Health Department have requested that additional language regarding mobile food vendors be drafted for the zoning code. Although there are license and inspection requirements, there are no guidelines as to parking, and location.

The Board agreed and Planner Katherine Sarmad will draft some additional regulations for consideration.

Board member Sid Dvorkin asked if the Board members could elect to receive their agenda material electronically, rather than paper. He is sensitive to the environment, and is concerned with the waste of paper. It was decided that the members would be given the option of choosing how they want to receive their material for each meeting.

On a motion duly made and seconded the meeting was adjourned at 6:45pm.

Marlene Rawson
Board Secretary

August 14, 2023

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
August 14, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, August 14, 2023 at 6:30.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:

Mr. Michael DeAngelis – Chairman
Mr. Joseph Guerin – Vice Chairman
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin

Members Absent:

Mr. Jeffrey Hegan

Also Present:

Mr. Michael Sgaramella, Board Engineer
Ms. Katherine Sarmad, Board Planner
Mr. Alan Zakin, Esq. Board Attorney
Mr. Joseph Fishinger, Board Traffic Engineer

Approval of Minutes:

4. Approval of the minutes of the July 10, 2023 meeting.

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

Resolution of Approval:

7. **Sisters of Charity of St. Elizabeth** **Application #23SP-2**
Park Avenue and Convent Road
Block 1301, Lot 2

Applicant is seeking approval for an addition to an existing structure along with parking lot and driveway modifications.

Mr. Noss made a motion to approve the resolution, second by Ms. Santoro
Roll: On a roll call vote all members present and eligible voted to approve the resolution

Preliminary and Final Major Site Plan:

8. **19 V Florham Park, LLC**
19 Vreeland Road
Block 301, Lot 12

Application #23SP-3

Applicant is seeking approval for the demolition of an existing office building and the construction of a warehouse facility.

Larry Cutalo, Esq. represented the Applicant. He gave an overview of the application. The request is for the construction of a 155,628 square foot warehouse and associated office space. This is permitted as a conditional use in the C-5 zone and the application fully complies.

Noah Chrismer, Director of Planning for the KRE Group, was sworn in. He gave an overview of the company and said that the KRE group is multi-generational family and owned and is a partner with the STRO Companies. They are repositioning their assets to make them more productive.

He stated that the existing building is underutilized and has been vacant for the last five years. He discussed the competitive and changing market conditions for office tenancy.

A-1: neighborhood aerial exhibit depicting the C-5 zone

A-2: enlarged site plan rendering

Mr. Chrismer stated that the building has been designed to look like an office building on the front façade. The warehouse business space is in the rear. The mezzanine in the front will contain office space if needed. The warehouse space could be split into several sections if needed. It is capable of handling up to six business tenants at the most. This will not be a high volume warehouse like an Amazon warehouse. This will be more of a traditional warehouse and not a fulfillment center.

The traffic volume that is associated with this use is much lower than an office building. The DEP permit paperwork is completed and the approved permit was issued. Mike Sgaramella asked for a copy of the permit.

A-3: site characteristics – existing and proposed.

Mr. Chrismer went on to say the proposed plan is a 10% reduction in improved coverage from 58% to 48%. This equals about one acre. The property access points are reduced from three to two. They will reforest the site with 234 trees. Of that, ninety trees will be retained on the site. The building cannot grow anymore due to site constraints.

There will be some storage of tenant trailers on the site, but no storage of any goods. Trailers could be refrigerated.

Robert Moschello, PE with Gladstone Design, was sworn in. He reviewed exhibit A-1 again. He oriented the Board to the area and location. Office buildings surround it.

A-4: site aerial exhibit (8.14.23)

The site is 14.449 acres. The existing building operated as a data center. The redundant power transformers will remain on the site. There are large parking fields of 676 spaces.

A-5: environmental constraints (8.14.23)

The site was developed prior to DEP regulations and is impacted by floodplains of the Passaic River. Some of the lot has wetlands and is in the transition area. It is a flat property and currently discharges into the Passaic River.

A-6: site plan rendering (8.14.23)

The proposal is for a 155,628 square foot warehouse facility comprised of 136,000 square feet of warehouse and 18,000 square feet of mezzanine that is split in two sections. There are two access points. The pavement areas will be reduced and the area will be re-landscaped.

He described exhibit A-2. The northern access point will be for cars. They will keep the current parking area. There is an existing 9.1 foot-setback to the curb where 10 feet is required so a variance is needed.

The southern access will be mainly for trucks. The parking fields are accessible from the south entrance. There is a small parking area that they will keep. They will provide ADA parking on the north and south side and an EV parking space. There will provide truck EV charging capability for future use. There is an ordinance requirement of 112 parking spaces and they are providing 117. There are 27 loading spaces on the north and south sides. There is a ramp to get vehicle into the building if needed. The parking space size requested is 9 x 18 foot and 9x 20 foot (on the north side, existing). This requires a variance.

Trailer storage parking will be 10X60. Loading spaces on building are 13 x 60. There is extra space provided for truck maneuverability.

There will be a trash compacter inside the building. There will be no outdoor trash dumpster.

A-7: Grading and utility plan (8,14,23)

There will be a new water service line brought to the building. Fire hydrant locations are okay. They will comply with comments of the fire department review. There will be three additional detention basins on the south portion of the site and one on the north side. Water quality treatment will occur prior to it being released into the river.

Sid Dvorkin asked about a potential fuel spill. They responded that it would go into the basin where it will be trapped and need to be cleaned. They will get a response plan from the Fire Department. Fuel spill protocol must be approved by the Borough's professionals.

A-8: Lighting exhibit

All new LED lighting will be installed. They will be bollard and pole mounted. There will be 21 building mounted lights. The plan will be revised to comply with the ordinance. It will include 34 pole mounted lights and 22 bollard lights.

Signage will be freestanding, ground mounted. It will comply with the ordinance. It will have the address and a tenant placard with a six-tenant maximum. The driveway that is expressly for cars will have a "No Trucks" sign installed.

The property will be heavily landscaped. Utilities will be screened. Areas that will be enhanced with shrubs and perennials include the parking areas and the riparian zone. They agreed to have the landscape plan approved by the Board Planner.

Mr. Moschello stated that this is a conditional use and they comply from a site perspective. Two bulk variances are a setback and parking space size. Both conditions are pre-existing.

Approvals from the DEP and the Morris County Planning Board have been received.

They have no objections to the professional's letters and comments. This is a low volume site. They will work with the Engineer.

Joe Fishinger, traffic consultant for the Board agreed that they could revise and tweak the curb cuts to make the driveway work. They agree to review ingress and egress with Joe Fishinger for his approval.

Mike Sgaramella asked if the transformer enclosures could be screened and they will agree to that. They added that the switchgear is in cabinets.

Katherine Sarmad asked about the existing trash enclosure. They said that it would be removed. The sign will be double sided with ground-mounted illumination. The flood area will be signed to warn that the area is subject to flooding. Also they will “no idling” signage to the truck parking area. They will comply with the state standard.

There will be no outdoor storage of product in the trailers.

David VonStoppenbach, KSS Architect for the Applicant was sworn in.

A-9: rendering (A-300)

A-10: floor plan (A-100)

The north wing of the building could be broken into four units. The south wing can have two units. The area is flexible.

A-11: building elevations (A-200)

The building height is forty feet. The loading docks are hidden. There are two building signs located at the north and south ends. They are 125 square feet each. The public street side façade features glass and wood accents.

A-12: enlarged elevation

The building is steel and pre-cast concrete. There is a potential for a solar array. The mechanical equipment are on the roof and hidden from sight.

The mezzanine will remain unfinished on the inside and there will be no access to it. The portion over the entrance will be constructed. Each tenant would have a separate entrance. It could be a solar ready structure and each tenant could add solar if desired. The building could accept that and a conduit for charging can be ready.

A-13: rendering (A-400) – south side

David VonStoppenbach confirmed that there would be a maximum of six tenants. There are no plans for shared facilities space for the office portion, as it is not common. The office space will only be for the warehouse tenants. The building can accommodate an elevator if desired.

Crag Peregoy, Dynamic Traffic consultant for the Applicant was sworn in. He described the location on Vreeland Road. He stated that they would eliminate the center driveway. He performed traffic counts at the peak times and referred to the ITE Trip Generation Manual for analysis.

The ITE trip generation manual has the standard counts for this size warehouse use to be 40-45 trips during the peak hour. The peak hour is used because it presents the worst-case scenario. The total trips include both in and out trips. If the building were used for office space, the total trips at the peak hour would be significantly more at 230 trips. The conclusion is that this use significantly reduces the trip volume that would be there if this were an office use.

The level of service of the driveways along Vreeland Road are operating at an A-B level. The NJDOT trip counts used were prior to COVID. This use meets all the ordinance criteria and there would be no impacts by this plan.

The plan meets the parking space number requirement. They are requesting the size of the parking space stalls to be 9 x 18 where 10 x 20 is required. 9ft X 18ft stalls are now the industry standard. Mr. Peregoy’s testimony concluded that the site could operate safely and efficiently when using the smaller size.

Ronald Kennedy, Planner, was sworn in. He stated that the conditional use requirements have been met. The parking space required size in 10 x 20ft. The requested size of 9 x 18ft is the industry standard. The larger parking spaces depend on factors such as a retail setting where shopping carts would be utilized. They will reuse the parking

areas. The north parking area has 28 spaces. There is a .9 deficiency in the setback (9.1ft where 10ft is required). This is proposed to remain.

They will also reuse the parking lot to the south that has 9 x 18ft parking stalls. The area will have overhangs that will border the grass area.

They are asking for C-2 relief. They are reusing what is already there. They are reducing the overall improved coverage. This will enhance the streetscape and increase the greenscape of the property. There is the overall benefit of redevelopment of a vacant property. They are also improving storm water management.

The setback is preexisting. There is a tree line buffer. The neighboring property has an existing abutting 6 ft. setback. There is a low turnover of parking spaces on a daily basis.

There is no negative criteria. It meets the vision of the Master Plan.

Kristen Santoro asked why there is so much trailer parking. They said that there needs to be overflow parking and a staging area while the trailers wait for a cab to pick them up. They cannot block the loading area.

Larry Cutalo gave a brief summation and stated that they are finished with the testimony.

There were no other questions or comments.

Mr. DeAngelis called for a motion.

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

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 9:30pm.

Marlene Rawson
Board Secretary

August 14, 2023