

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
March 13, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 13, 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. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. Michael Mistretta, PP, Board Planner
Mr. John Miller, Esq. Board Attorney
Mr. Joseph Fishinger, Board Traffic Consultant

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-04 – BASF, 100 Park Avenue – change in tenancy to lease a portion of the building. BASF now has a flexible work schedule and 50% of the building is unoccupied. The name of the lessee is AbbVie, Inc. They are a pharmaceutical firm.
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- 23SPW-05 – ASCO, 160 Park Avenue – installation of 600sf storage building on existing generator pad. It will be used to hold building material and supplies. There is no change to lot coverage.

Mr. Guerin made a motion to endorse the approvals, second by Mr. Hegan

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

On a motion duly made and seconded the meeting was adjourned at 6:40pm.

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
March 13, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 13, 2023 at 6:40.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. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. Michael Mistretta, PP, Board Planner
Mr. John Miller, Esq. Board Attorney
Mr. Joseph Fishingier, Board Traffic Consultant

Approval of Minutes:

4. Approval of the minutes of the February 27, 2023 meeting.

Mr. Dvorkin made a motion to approve the minutes, second by Ms. Santoro

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

Resolution of Approval:

7. **Preliminary Investigation Report for the 165 Park Avenue Redevelopment Study Area (Block 1401, Lot 5.01) as a “Non-Condemnation Area in need of Redevelopment”.**

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

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

Amended Preliminary and Final Site Plan:

8. **McDonald's USA** **Application #22SP-5**
176 Columbia Turnpike
Block 804, Lot 1 & 2

Applicant is seeking approval for improvements to the drive-thru configuration Carried from the February 27, 2023 meeting without further notice or publication.

Mr. Michael Miceli, Esq. represented the applicant. He stated that they have submitted revised plans showing the relocation of the trash dumpster. Tiago Duarte, Engineer for the project, remained sworn in.

A-3: Updated site plan rendering

The trash enclosure was relocated to be east of the James Street right of way. They removed two parking spaces to do this. The parking still complies 37 spaces. The gateway overhead sign has been removed. The parking area by the trash enclosure has been restriped to 10 x 20 stalls by the enclosure.

The curbing by the sidewalk is extended to maintain the slope and they now have a four-foot high fence, and enhanced the landscape screening for the buffer.

Tiago Duarte confirmed that the existing landscaping along the bypass lane would stay. The curb to the sidewalk is four feet along the bypass lane. He noted that one of the light poles is broken. Mr. Miceli responded that it would be repaired.

Mayor Taylor verified that the subdivision deed has been filed. Mr. Miceli responded that the tax lot now exists and that would mean that it was filed.

Mr. Duarte reviewed the variances:

Number of ground signs to be six where one is permitted. There are five ground signs existing currently.

Landscape buffer to be three feet where ten feet is required.

Drive aisle width to be 19.1 feet where 24 feet is required.

Accessory structure setback to be 2.4 feet where 10 feet is required.

The square footage of the combined signage is existing at 45.4 feet and it is being increased to 54 square feet.

Mike DeAngelis stated that the drive—thru area by the trash enclosure looks to be impassible for two cars simultaneously. He asked if the area was made narrower when the dumpster was relocated.

Mr. Duarte responded that it was previously 20 feet wide in that area. It is now 19.1 feet wide. They wanted to eliminate a setback variance. There was further discussion on the trash area and the drive-thru lanes. Mr. Duarte thought that they could rotate the dumpster counterclockwise in order to widen the lanes to 10 feet each between pads. This would cause the interior setback to be 2-3 feet.

He clarified that the curb line to James Street by the bypass lane will now be three feet where it is currently ten feet. The bypass lane is 12 feet wide. This was accomplished by moving the primary drive-thru lane closer to the building.

Joe Fishinger asked if the trash enclosure size of 20ft by 20ft is necessary. There was discussion on whether there is actually enough room for three cars to navigate through that area. Joe Fishinger said that a smaller unit could create enough room for three cars. It is very tight as currently proposed.

Mike DeAngelis stated that there should be more room in that area, and his personal opinion is enough space to get around the building is more important that trying to eliminate a variance.

Joe Fishinger added that the original plan was better in his opinion, so there is more room for cars to circulate. There are already parking fields in the area and this will not change what the public is used to seeing.

Mike Sgaramella suggested using the original plan and turning the trash enclosure counterclockwise. This will eliminate two parking spaces, but the site is over-parked.

The meeting was open to public. There were no questions. The meeting was closed to the public.

They agreed to the proposed changes will return to the Board with a revised site plan.

Mike DeAngelis and Mayor Taylor asked about the gateway canopy sign that is to be eliminated. They wanted more information on what the purpose of it is, and whether it is needed and if should be kept on the site.

Mike Miceli asked to be carried to the March 27, 2023 meeting with no further notice or publication.

Mr. Guerin made a motion to carry the application to the March 27, 2023 meeting with no further notice or publication, second by Ms. Santoro.

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 7:30pm.

Marlene Rawson
Board Secretary

March 13, 2023