

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
September 11, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, September 11, 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
Mr. Keith Loughlin, Esq. Board Attorney
Mr. Alan Zakin, Esq. Conflicts Counsel

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.

Mr. DeAngelis asked for a moment of silence in memory of the victims of the 9/11 tragedy.

Site Plan Waivers:

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

Site Plan Waivers - Administratively Approved

4. American Jewish Committee, (23SPW-22) – This is a change in tenancy for general office use at the corporate park at 25A-B Vreeland Road.

Site Plan Waivers:

5. **Relive** **Application #23SPW-15**
187 Columbia Turnpike
Block 1901, Lot 2

Applicant is seeking approval for a medical spa.
This application was not heard and will possibly be rescheduled to a future date.

6. **Florham Park Property, LLC** **Application # 23SPW-19**
Florham Park Rehabilitation and Healthcare Center
190 Park Avenue
Block 1201, Lot 3

Applicant is seeking approval for the continuation of an assisted living and long-term care facility containing 101 beds.

Michael Vitiello, Esq. represented the applicant. Tom Kilcourse, Executive Vice President of Plant Operations for Marquis Services, was sworn in.

This is a change in ownership of a long-term care facility. It will reopen in three stages. The first stage is the skilled nursing facility. This building is being refreshed and updated. The next phase would be the rehabilitation portion of the facility. The area will be expanded and feature a 5,700 square foot gym. It is for use by resident patients only. They expect this time line to be 7-8 months due to permitting by the DCA and the Borough Construction department. The final phase would be the assisted living facility. This will be open once the skilled nursing portion is filled and operating. There is only a small number of assisted living beds that will be spread among the three floors.

Florham Park has a number of assisted living facilities so there is competition in the area. The deliveries will be the same as the previous owner and all conditions from the former resolution will continue to apply. There are Medicaid beds that will be reported and will count towards the affordable housing mandate.

They will make the lobby/welcome area larger and relocate the office spaces.

Mike Sgaramella asked about the gym and the signage. Mr. Kilcourse responded that the gym area is currently quite small. They will expand this into the former chapel area. The signage will be the same size as it currently is. They will add the "Terraces" to the signage. They confirmed that this is a "for profit" entity.

Three floors will be active. There are 80 skilled nursing beds and 21 assisted living beds. The goal is to get good occupancy on the skilled nursing beds before filling the assisted living beds. The 4th floor is storage and the 5th floor is vacant space.

There is a large multi-purpose space that will temporarily serve as the rehabilitation area while they are retrofitting the new space. They must adhere to the Department of Health regulations. The rehabilitation facility is available to all residents of the facility.

Gary Feith asked about medical waste. They will only generate a small amount that will be removed by a medical waste company.

Upon questioning by Mark Taylor, they will contract with a third party vendor for ambulance service.

There will be up to 65 employees. There are three 8-hour shifts. Staff includes registered nurses and LPNs. The staffing would be based on population. Most patients do not drive. They will provide transportation on-site for residents that have doctor appointments etc.

They confirmed that there would be no memory care offered. The rehabilitation facility is a large portion of the business. It is not an out-patient facility. Rehabilitation services are only offered for persons who are staying in the facility. The facility is secure.

The meeting was opened to the public. There were no questions or comments.

Mr. DeAngelis asked for a motion.

Mr. Guerin made a motion to approve the application, second by Ms. Santoro
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 7:05pm.

Marlene Rawson
Board Secretary

September 11, 2023

Brian Griffin, Esq. of O'Toole Scrivo, attorney for the Applicant, stated that the resolution is acceptable to them. He would like the resolution adopted tonight if possible, but understood that the Board members may want to review it more thoroughly.

Mike DeAngelis said that he has not yet read it and would like the opportunity to review it before adoption. He requested that we carry the adoption to the September 25, 2023 meeting to give everyone a chance to review.

Board members agreed to reschedule the adoption to September 25, 2023.

Mr. DeAngelis requested that Board members be present for the September 25, 2023 meeting.

On a motion duly made and seconded the meeting was adjourned at 7:30pm.

Marlene Rawson
Board Secretary

September 11, 2023