



**Florham Park Borough Council
Thursday, September 1, 2016
Work Session Minutes**

Mayor Taylor called the Work Session to order at 6:30 p.m. He asked the Borough Clerk for a roll call:

Governing Body	Present	Absent
Mayor Taylor	X	
Council President Michalowski	X	
Councilman Germershausen	X	
Councilwoman Cefolo-Pane	X	
Councilman Carpenter	X	
Councilman Malone	X	
Councilman Zuckerman	X	

Mayor Taylor indicated that professionals were in attendance to discuss the Ordinance that was on the agenda regarding a zone change.

Planning Board attorney John Inglesino discussed the ordinance on the agenda. He stated the Ordinance would help toward COAH credits and is a significant benefit to the Borough. Once the Ordinance is adopted changes can be made to the GDP. Mr. Inglesino asked Borough Planner Bob Michaels to outline the basic changes in the Ordinance.

Mr. Michaels stated that the Ordinance had two basic changes as follows:

1. The accessory parking lot that was in the Ordinance before that was part of the Realogy Building is out. We no longer have that as part of the Ordinance.

2. The other change is supportive housing, which is housing for people with special needs. The credit that we received for that is by bedroom and not by unit for COAH. The units are 100 % COAH credits. It consists of 49 two bedroom units, one four bedroom group home which will equate to 102 units. Out of the 425 senior homes that are included under the GDP, 18 of them will be for senior citizens. That is a total of 120 units. Previously there were 85 affordable units coming out of the GDP; now there are 120. Also note, that 102 of those units are rentals. We can get double credits for that. COAH allows 2 for 1 credits for rental units. You will get 77 bonus credits. Mr. Michaels provided a handout to explain the breakout of the units and the Borough's obligation. He stated the amendment to the GDP will help get us closer to our COAH obligation with the number of units and credits. 25% percent has to be in rentals.

Mr. Michaels provided a handout of a chart that was in the housing plan which shows the Borough's obligation. The first section shows units that have been completed; the second group is existing zoning, The Green at Florham Park and Spring Valley III. The last section includes the proposed zoning. He further stated that the amendment to the GDP will help the Borough get to its goal.

Mr. Zuckerman asked how the Borough got from 500 to 600 units.

Mr. Michaels stated that the Consultant re-calculated the numbers.

Councilman Carpenter asked how the Ordinance change flies with the 3rd party agreement that Madison signed with Rock-GW.

Mr. Doug Henshaw, attorney for Rock-GW stated that Rock-GW has had meetings with Madison and the indication is that they are not objecting to it. We are not over the hurdle yet; however, the meetings have been cordial.

Conversation ensued with the Council and Professionals regarding how the obligation was calculated and the benefits to the Borough.

Councilman Carpenter asked if there would be any obligations on the Borough for handicapped individuals.

Attorney John Inglesino said there would not be any legal obligations by the Borough. In his experience, there are not increased First Aid calls because of these type of dwellings.

Mr. Michaels stated that the operation and building of this facility is sponsored by Bergen County United Way who has extensive experience in the building and operation of these types of facilities. One group home will have 24/7 supervision on-site.

Mr. Zuckerman asked if they pay property tax?

Mr. Inglesino said they were probably tax exempt.

Councilwoman Cefolo-Pane asked if the age-restricted homes were bigger than originally shown; is that why the coverage is increased? Also does this eliminate the parking lot.

Mr. Michaels stated the buildings are not any bigger, the lot is getting smaller; there is going to be a subdivision to divide out the Bergen County housing. They are actually taking the parking lot.

Councilwoman Cefolo-Pane asked if they were all rentals.

Mr. Michaels stated that the supportive housing is all rentals. Then the others are age-restricted; 55 and older, no school age children allowed. I think most of them are rentals though. The rest of them will be for purchase; its mixed.

Councilwoman Cefolo-Pane asked about the setbacks. Some setbacks say 50 feet and others are 15?

Mr. Michaels stated that all new standards for setbacks had to be developed which is outlined in the Ordinance. In order to fit those houses you need that plus 150 feet setbacks are for three or four story office buildings; these don't need those big setbacks.

The Council discussed other aspects of the Ordinance such as the property line, the number of units, etc.

Mr. Michaels stated that overall there were 475 units.

Mr. Malone asked Mr. Inglesino to outline how fortunate Florham Park is if he would.

Mr. Inglesino stated: You are certainly on your way to having a plan that will comply and can be put before the court to be certified as being compliant with COAH obligations. Right now you are enjoying immunity from builder remedy lawsuits. The immunity has been extended several times by Judge Ansberry because you have acted

in good faith. You are in good shape and are planning your obligation. If you hadn't done that you could lose complete control over where the housing is built in the Borough. You are being proactive and minimizing your impacts and controlling your own destiny in the best way possible for this constitutional mandate. We will be keeping on top of it and will be setting up meetings to insure compliance.

Mr. Zuckerman asked about the traffic impact.

Mr. Michaels stated that the traffic impact would be minimal because a lot of the people don't drive. The Planning Board will review the amended GDP, but I think this will be minimal impact on traffic.

Councilwoman Cefolo-Pane stated that basically the Ordinance is designed to amend the GDP, which will also help us with COAH obligations.

Mayor Taylor thanked everyone for coming in.

ORDINANCES FOR FIRST READING

#16-17 **An Ordinance to Amend Section 250, Zoning With
Respect to Supportive & Special Need Housing in the POD**

Councilwoman Cefolo-Pane introduced Ordinance # 16-17 by title, explained the purpose of the Ordinance and moved for approval on first reading. She read the Ordinance by title as follows:

**BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY
ORDINANCE # 16-17**

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL
OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF
MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 250
"ZONING" OF THE BOROUGH CODE WITH RESPECT TO
SUPPORTIVE AND SPECIAL NEEDS HOUSING WITHIN THE
PLANNED OFFICE DISTRICT ZONES

Councilwoman Cefolo-Pane made a motion to approve the Ordinance on First Reading. The motion was seconded by Councilman Germershausen

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Michalowski	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on September 1, 2016. She further stated that the Council would consider this ordinance for a second reading and final passage on September 15, 2016 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Carpenter. Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Michalowski	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

RESOLUTIONS:

16-96 Resolution to Appoint an Assistant to the Borough Clerk

Mr. Malone made a motion to approve Resolution # 16-96. So moved. The motion was seconded by Councilman Germershausen.

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Michalowski	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

Mr. Malone asked the Clerk to read the Resolution into the record as follows:

RESOLUTION # 16-96
BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY

RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
FLORHAM PARK APPOINTING AN ASSISTANT TO THE BOROUGH CLERK

WHEREAS, a vacancy exists for the position of Assistant to the Borough Clerk in and for the Borough of Florham Park; and

WHEREAS, interviews have been conducted by the Borough Administrator and the Borough Clerk in order to fill this position; and

WHEREAS, a candidate has been selected to handle the duties as outlined in the job description provided for this position; and

WHEREAS, the Borough Administrator has offered the position to Lisa DiTaranto at the salary of \$40,000 per annum; and

WHEREAS, the candidate has accepted this position and agrees that she will perform her duties with the utmost ethics and provide all the services as expected; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Florham Park, County of Morris, State of New Jersey, that Lisa DiTaranto is hereby appointed to the position of Assistant to the Borough Clerk effective September 6, 2016 for a 6 month probationary period at the salary of \$40,000.00 per annum.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Florham Park adopted on September 1, 2016.

Council Approval: September 1, 2016

Mark Taylor, Mayor

ATTEST:

Sheila Williams, R.M.C.
Borough Clerk

Adopted this 1st day of September 2016
Certified as a true copy of an original

Sheila A. Williams, R.M.C.

Appointments:

Florham Park Fire Department:

Councilman Carpenter made a motion to appoint Kyle Wolfe as a volunteer firefighter in the Florham Park Fire Department effective immediately. So moved. The motion was seconded by Mr. Michalowski. Councilman Carpenter indicated Mr. Wolfe would be sworn in by the Borough Clerk at a later date.

Council Member	Aye	Nay	Abstain	Absent	Comments
Michalowski	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

Council Portfolio Updates:

Council President Michalowski provided the following report.

Florham Park Water Utility:

- Division personnel responded to a damaged fire hydrant on Park Street which was struck during the road milling by the milling machine. The damage was severe enough it warranted the hydrant to be replaced. It was a difficult job due to the volume of vehicular traffic and the fact the hydrant was between an electric line encased in concrete and the curb line limiting the backhoes access to dig which in turn required a lot of hand digging. Mike Sgaramella, Borough Engineer and Konkus Contracting will be present an invoice to reimburse the Borough.
- Division personnel have begun a modified fall hydrant flushing targeting the Central Business District (CBD), School areas, and areas that have a history of dirty water concerns. It is anticipated that the spring hydrant flushing will be fully performed in 2017.

- Our consulting engineer Mott MacDonald has completed the field work and 90% of the specifications, plans, and bid documents for the Roosevelt Blvd. water transmission line upgrade. Currently there is a 4" line servicing the area and is undersized for firefighting operations. A new 8" line and associated hydrants will be installed in this project.
- Two of the water utility trucks are out of service due to mechanical issues. One has steering problems and the other had one set of rear leaf springs fail.
- **Florham Park Sewer Utility:**
- Tilcon paved Timber Court which now closes out the emergency sanitary sewer repair and replacement project on Timber Court.
- Division personnel continue working in concert with CDM in development of specifications and obtaining proposals for the gravity filter media replacement and disposal. Management of the project will be performed by Ted Lee and Norman Slaby.
- We continue collaboration with representatives from CDM Engineering as in the development of the FPSU asset management plan covering the span of 20 years and will include all facilities, pump stations, collection system piping, equipment and personnel needs.
- JoMed Contractors began the Woodbine Road sanitary sewer easement new line construction is approximately 80% complete. The new line and manholes are installed.
- Division personnel are preparing facilities for tropical storm Hermine. As with any large rain and wind storm the plant and pumping stations will see a tremendous increase in flows and the associated problems that occur with such an event which will probably include power and operational communication disruptions.
- In preparation to the Sewer Utility Asset Management report being presented to Council we thought it will be beneficial to invite the Council members to the treatment plant for a quick tour to aid in visualize the components and processes described in the report. We plan to offer customized convenient tours beginning the week of September 19. As we recognized the value of people's time and work schedules so Saturday tours can be arranged. Please

give me a call to arrange a time. Call Carl at 973-277-6030 or if you prefer cganger@fpboro.net to set up a tour.

- 13 damaged manholes were replaced under the 2016 road maintenance improvement projects; an additional 2 manholes had to be replaced due to the fact the milling contract struck and damaged the manholes during the milling operation.
- 3 of the 4 pumps for the gravity filters have been replaced by division personnel.
- Replaced the Lab incubator. Microbiological incubators are used for the growth and storage of bacterial cultures. They provide a controlled, contaminant-free environment for safe, reliable work bacterial cultures by regulating conditions such as temperature, humidity, and CO₂.
- Division personnel replaced a broken shear pin on DAF#1. Failure was due to wear.
- Plant Manager Lee obtained quotes for wireless alarms which will improve communication and eliminate hard wired phone lines and reduce cost.
- Division personnel continue the annual cleaning (jetting) of the sewer lines as a preventative and proactive line maintenance approach. By systemically cleaning specific target areas we hope to minimize sewer backups due to debris other than sewerage waste that is flushed or dumped into the lines which largely attributes to backups.

Councilman Germershausen provided the following report:

Historic Preservation Commission:

- Councilman Germershausen provided an update on the Little Red Schoolhouse Roof; the contractor is delayed because of trying to obtain specialized shingles, which should arrive the third week of September.

Councilwoman Cefolo-Pane provided the following report:

Gazebo Concerts:

- The Committee is having their first meeting at the Library right now to prepare for the concert season next year.

Planning & Zoning:

- The Planning Board met; Pastosa Ravioli coming. Lightbridge Academy is ongoing; not finished.
- The Zoning Board met and the item on the agenda was Townhomes over by HSBC Bank; Hanover Road and Columbia Turnpike. They did not finish their application; they had a large Q &A session and residents are very interested. They amended their plan to change the height. They are going to continue their testimony with their Planner.

Seniors:

Seniors had a meeting yesterday, although I was not able to attend. Charlene brought something forward which she asked be discussed at the work session. The seniors are looking for some type of transportation. We visited this a couple of years ago. We were going to do a needs assessment and it was never done.

Councilman Carpenter said we should ask the seniors to do a need assessment to determine exactly what they need.

Councilman Germershausen said we could probably do something where the town had to lay out minimal money. One town had a bus donated by a bank.

Council agreed that they would ask the Seniors to prepare a needs assessment and present it to the Council.

Councilman Carpenter provided the following report:

Police Department:

- Collective Bargaining meeting coming up soon to discuss new contract

First Aid Squad:

- Nothing to report; everything is fine there.

Fire Department:

- There is one new firefighter appointment this evening.

DPW:

- Nothing new to report

Engineering Dept.:

- Working on paving the roads in town

Councilman Malone provide the following report:

Recreation Department:

- Fall sports are underway; he noted some parking violations. They will issue something around to the supports club to emphasize parking regulations.
- Working through County Grant application; deadline was today. Myself, Mike Sgaramella and John Timmons are working on that.
- John Timmons got some special requests for JETS Cheerleaders to use our fields;
- November 19th, the NFL has a flag football event at the field. It will be nice to have this in our town.

I am not here for the September 15, 2016 meeting; there will be a Little League Team in att

Councilman Zuckerman gave the following report:

Environmental Commission:

- The Commission did not meet due to lack of a quorum

Board of Education:

- They have a program set up for their workshop. They will develop goals. It is similar to what we do at a Summit Meeting. I think it would be a good idea for us to do it this year again.

Municipal Pool

- The Pool will be closing this weekend; it will be drained and cleaned.
- Membership numbers Final 2016: Memberships this year 508 ; last year 479
- Reminded the public that there is no alcohol at the pool; next year it will be monitored closely

Borough Clerk Sheila Williams gave the following report:

- Rocky Scaniello will be recognized at the next meeting on September 15th for his 30 years on the 4th of July Committee.

PAYMENT OF VOUCHERS:

Councilman Malone read a summary of the current bills list and made a motion to approve it in the amount \$2,768,547.52. The motion was seconded by Council President Michalowski.

ROLL CALL VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Michalowski	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting for public comment as follows:

Seeing no members of the Public who wished to be heard, he closed the meeting to the Public.

ADJOURNMENT:

On a motion made by Councilman Malone, seconded by Councilman Carpenter, the work session was adjourned by a unanimous vote at 7:55 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
September 2, 2016