

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 13, 2020**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 13, 2020 at 6:45p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. John Buchholz
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Joseph Guerin (1st Alt)
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mrs. Jane Margulies –Vice Chairman
Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Statement of Adequate Notice:

Mr. DeAngelis issued the following statement:

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

Site Plan Waivers:

None

Board Attorney Dean Donatelli administered the oath of office to Joseph Guerin, who is now an Alternate member of the Board.

Chairman Michael DeAngelis thanked outgoing Board members Kristen Santoro and Michael Cannilla for their service on the Board and to Florham Park.

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

January 13, 2020

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 13, 2020**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 13, 2020 at 6:50 p.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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. John Buchholz
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Joseph Guerin (1st Alt)
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mrs. Jane Margulies –Vice Chairman
Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Ms. Katherine O’Kane, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Re-Organization:

1. Nomination for Chairman and Vice Chairman

Mr. Guerin reported that Michael DeAngelis was nominated for Chairman and Jane Margulies was nominated for Vice Chairman for 2020. There were no other nominations received.

Mr. Guerin moved for the approval of these nominations, second by Mr. Roberts.

Roll: On a roll call vote all members present and eligible voted to approve the nominations. (*DeAngelis abstain*)

Reorganization - Resolutions of Approval:

2. *Retention of a Board Engineer*

Mr. Buchholz made a motion to approve the resolution, second by Mr. Guerin.

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

3. *Retention of a Board Secretary*

Mr. Guerin made a motion to approve the resolution, second by Mayor Taylor.

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

4. *Retention of a Planning Board Attorney and Planning Consultant*

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

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

5. *Scheduled Meetings for 2020 and the month of January 2021*

Mr. DeAngelis made a motion to approve the resolution, second by Mr. Guerin.

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

Approval of Minutes:

11. Approval of minutes from the December 9, 2019 meeting.

Mr. Buchholz made a motion to approve the minutes, second Mayor Taylor

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

Mr. DeAngelis reviewed the summary of site plan waivers that were approved administratively by the Board Engineer in 2019. He asked that the information be noted on the meeting agendas as they are approved throughout the year.

Preliminary and Final Major Site Plan:

12. Palmont Associates, LLC

147 Columbia Turnpike

Block 1903, Lot 5

Application #19SP-4

Applicant is seeking preliminary and final major site plan approval for the construction of 126 residential rental units in 2 separate buildings.

Steven Schaffer, Esq. represented the applicant. He confirmed that they have reached out to the Florham Park First Aid Squad for verification that the elevator size will be large enough for a stretcher and two EMS personnel. He stated that they have not gotten a response from them.

Mr. DeAngelis would like the elevator size confirmed and the requirement be made part of the resolution.

Carmen Cefolo-Pane confirmed that there will be 25 units in this development for low and moderate income as per the settlement agreement. Katherine O'Kane Sarmad responded that although the percentage provided is slightly less than 20% due to the exact lot size, they are providing the agreed to number of units in the settlement agreement which is 25 units. There is clarifying language in the resolution.

There were no other questions. Board Secretary Marlene Rawson stated for the record that Board members Carmen Cefolo-Pane and Joseph Guerin have listened to the meeting recordings and are now eligible voters for the application. She stated that at the December 9, 2019 meeting, the Board voted to have the Attorney prepare a positive resolution for consideration at this meeting.

Mr. DeAngelis called for a motion on the application.

Mr. Buchholz made a motion to approve the application, second by Mayor Taylor
Roll: On a roll call vote all members present and eligible voted to approve the application.

Mr. DeAngelis called for a motion on the Resolution of Approval.

Mr. Buchholz made a motion to adopt the resolution, second by Mrs. Cefolo-Pane
Roll: On a roll call vote all members present and eligible voted to adopt the resolution.

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

Marlene Rawson
Board Secretary

January 13, 2020