

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
December 7, 2020**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, December 7, 2020 at 6:30p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency.

Members Present:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor
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
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Justin Marchetta 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:

Mike Sgaramella gave a brief summary of the administratively approved site plan waiver. It is for Contel Fresh. This is a tenant that is moving into 23 Vreeland Road, LLC. The space will be used for general office use.

Mike DeAngelis spoke about the Fire Department memo that was recently distributed to the Board. He said that as a Planning Board, we cannot take these as a blanket suggestions. Every application that comes before the Planning Board will stand on its own. He said that there should be no discussion on this.

On a motion duly made and seconded the meeting was adjourned at 6:35pm.

December 7, 2020

Marlene Rawson
Board Secretary

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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
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
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith

Also Present:

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

Approval of Minutes:

11. Approval of minutes from the November 23, 2020 meeting.

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

Resolution of Approval:

Veterinary Center of Morris County
134 & 136 Columbia Turnpike
Block 905, Lot 32 & 33

Application # 20SP-4

Applicant is seeking approval for the construction of a veterinary clinic.

Mike DeAngelis stated that there have been very minor changes made to the draft that was circulated to the Board.

They include:

Page 4, #16 – signage instructing everyone, including employees to use the designated pet area for pets needed to relieve themselves.

Page 5, #23– existing easternmost driveway to be used for one-way ingress only.

Page 8, #49 – discussion about residential use is referring to the language as described in Chapter 250-54.

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

Roll: Guerin, yes; Roberts, yes; DeAngelis, yes; Taylor, yes; Buchholz, yes; Noss, yes; Dvorkin, yes.

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

Marlene Rawson
Board Secretary

December 7, 2020