

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

The Regular Work Session of The Borough of Florham Park Planning Board was called to order on Monday evening, July 13, 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  
Mrs. Jane Margulies – Vice Chairman  
Mrs. Carmen Cefolo-Pane  
Mr. Jeffrey Noss  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mayor Mark Taylor  
Mr. John Buchholz  
Mr. David Roberts  
Mr. Gary Feith  
Mr. Sid Dvorkin

**Also Present:**

Mr. John Inglesino, 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:**

1. *Application #20SPW-6  
Westminster Management  
30 Columbia Turnpike*

The application was administratively approved the Board Engineer.

Mr. Guerin made a motion to ratify the approval, second by Mrs. Margulies.

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

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

July 13, 2020

Marlene Rawson  
Board Secretary

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

The Regular meeting of The Borough of Florham Park Planning Board was called to order on Monday evening, July 13, 2020 at 6:35p.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.

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  
Mrs. Jane Margulies – Vice Chairman  
Mrs. Carmen Cefolo-Pane  
Mr. Jeffrey Noss  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mayor Mark Taylor  
Mr. John Buchholz  
Mr. David Roberts  
Mr. Gary Feith  
Mr. Sid Dvorkin

**Also Present:**

Mr. John Inglesino, Esq. Board Attorney

**Approval of Minutes:**

4. **Approval of minutes from the June 22, 2020 meeting.**

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

**Resolutions of Approval:**

5. **Regency Plaza, LLC** **Application #20SP-3**  
186 Columbia Turnpike  
Block 801, Lot 2

Applicant is proposing to add three parking spaces at an existing retail site.  
Mrs. Margulies made a motion to approve the resolution, second by Mrs. Cefolo-Pane  
Roll: On a roll call vote all members present and eligible voted to approve the resolution

**Major Site Plan:**

6. **Primrose School**  
31 Columbia Turnpike  
Block 2101, Lot 53

**Application #20SP-2**

Applicant is seeking approval for a building addition to an existing pre-school building.  
Applicant requests to be carried to the September 14, 2020 meeting.

Mr. DeAngelis made a motion to carry the application to the September 14, 2020 meeting. New notice and publication is required. Second by Mrs. Margulies.

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 6:55p.m.

Marlene Rawson  
Board Secretary

July 13, 2020