

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
April 19, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, April 19, 2021 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  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. John Buchholz  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Joseph Guerin (1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Derek Orth, 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: (Administratively Approved)**

Mike Sgaramella summarized the site plan waivers that were administratively approved by him. Option Care Health (6 Vreeland Road) will lease a portion of the building for a medical use. He confirmed that there will be patient visits for medical treatment. Ridgedale Plaza Associates has two tenants that will lease units at 215 Ridgedale Avenue. They are Kenneth Jerome & Associates and Trust Financial Services. They are both financial consulting firms.

Mayor Taylor noted that 215 Ridgedale Avenue was rezoned to include an MF-8 zone but the designation will be transferred to another site in the near future.

On a motion duly made and seconded the meeting was adjourned at 6:45pm.

April 19, 2021

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
April 19, 2021**

The Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 19, 2021 at 6:45p.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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Gary Feith  
Mr. John Buchholz  
Mr. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mr. Joseph Guerin (1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Derek Orth, Esq. Board Attorney

**Approval of Minutes:**

4. **Approval of minutes from the March 22, 2021 meeting.**

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

**Resolution of Approval:**

5. **Pet Supplies Plus** **Application #21SPW-08**  
176 Columbia Turnpike  
Block 804, Lot 1

Applicant is seeking approval for modifications to dumpster enclosures.  
Mr. Roberts made a motion to approve the resolution, second by Mr. Feith  
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

6. **Rock GW, LLC**  
41 Elm Street  
Block 1402, Lot 1.03

**Application # 21MSD-01**

Applicant is seeking approval for a subdivision of land to be conveyed to the Borough of Florham Park.

Mr. Noss made a motion to approve the resolution, second by Mr. Dvorkin

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

Mr. DeAngelis opened the meeting to the public. There were no questions or comments.

On a motion duly made and seconded the meeting was adjourned at 7:00pm.

Marlene Rawson  
Board Secretary

April 19, 2021