

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
February 22, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, February 22, 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
Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Joseph Guerin (1st Alt)
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
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:

Mike Sgaramella stated that he administratively approved four site plan waivers recently. Three applications were for a change in ownership only. They were LIPT 170 Park, NJ Digestive Disease Associates, and Artemis Wax Center. The fourth site plan waiver is for a change in tenancy for Jersey Mike's Subs who will be taking space at 182 Ridgedale Avenue. In 2010, a variance for signage was granted to that shopping center that included only green and white tenant signs. Mike Sgaramella that they prefer to use their branding on the signage and will seek a sign variance from the Planning Board separately.

Mr. Guerin made a motion to ratify the approval of the Board Engineer on the site plan waivers, second by Mrs. Margulies.

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

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

January 11, 2021

Marlene Rawson
Board Secretary

Mayor Taylor stated that the Borough has been named in the lawsuit and we are anxious to have it resolved as well.

John Inglesino commented that the request is appropriate and he recommends granting the request.

Sid Dvorkin said that he tried to find the case but was unsuccessful. Rick Hoff responded that the Sisters of Charity initially prevailed in Superior Court but it is now in the Appellate Division.

There were no further comments. Mr. DeAngelis called for a motion.

Mr. Dvorkin made a motion to approve the extension request, second by Mr. Feith

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

Mike DeAngelis recommended that the members read the latest Planner Newsletter. There is an interesting and informative case review of an application that was heard by the East Hanover Township Land Use Planning Board. They denied the application because of traffic impacts. The matter was appealed and the Court determined that board members rendered opinions and statements as if they were experts. They were not supported by the record and the Court overturned the decision.

Mr. DeAngelis advised the Board to withhold offering personal opinions until deliberation and after all testimony is presented. John Inglesino added that traffic volume is not a basis for denial of an application. The finding must be related to unsafe ingress and egress.

There were no other comments or questions.

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

Marlene Rawson
Board Secretary

January 11, 2021