

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 11, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, January 11, 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.

Members Present:

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

Members Absent:

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Wyciskala 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:

Board Engineer Mike Sgaramella gave a brief review of the administratively approved site plan waivers. They are:

- 20SPW-14 – British Swim School (175 Park) pool rental for swim instruction school
- 20SPW-15 – GCFL & Co, PA (215 Ridgedale) – general office space for an accounting firm
- 20SPW-16 – Pritchard Industries (215 Ridgedale) – general office space for a janitorial cleaning company
- 20SPW-17 – Plastic Surgery Center, PA (83 Hanover) – medical office space for a plastic surgery practice
- 29SPW-18 - Beiersdorf Inc. (6 Vreeland) – non-hazardous lab use for skin care product company, plus generator to be located in rear on existing lot coverage.
- 20SPW-19 – Insurance Office of America (23 Vreeland) – generator office space for insurance company

Mike Sgaramella stated that the office building at 215 Ridgedale Avenue is being re-populated with office uses. Although they have been rezoned to an MF-8 zone, professional business uses as per the PB-2 zone continue to be permitted in that zone. This office building no longer will be an affordable housing site due to flood hazard area conditions.

Carmen Cefolo-Pane as if this will impact our settlement agreement. Mayor Taylor responded that it will change it.

Mike Sgaramella also commented that the 6 Vreeland Road building has been vacant for years and he is happy that a new tenant has been found.

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

January 11, 2021

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 11, 2021**

The Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 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.

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

Members Absent:

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Wyciskala, Esq. Board Attorney

Re-Organization:

4. Nominations for Chairman and Vice-Chairman:

Nomination chairperson Joe Guerin nominated Mike DeAngelis for 2021 Chairman, second by Jane Margulies. There were no other nominations.

On a roll call vote, the nomination for Mike DeAngelis as Chairman was approved.

Nomination chairperson Joe Guerin nominated Jane Margulies for 2021 Vice Chairman, second by Mike DeAngelis. There were no other nominations.

On a roll call vote, the nomination for Jane Margulies as Vice Chairman was approved.

Reorganization - Resolutions of Approval:

5. *Scheduled Meetings for 2021 and the month of January 2022*

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

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

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

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

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

7. *Retention of a Board Secretary*

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

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

8. *Retention of a Board Engineer*

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

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 7, 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.

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

Marlene Rawson
Board Secretary

January 11, 2021