

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 14, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, June 14, 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. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mr. Gary Feith
Mr. John Buchholz
Mr. David Roberts
Mr. Joseph Guerin (1st Alt)

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."

Administratively Approved Site Plan Waivers:

- 21SPW-15 – 23 Vreeland Road, LLC (DeTorres & DeGeorge) – change in tenancy for a law firm.
Mike Sgaramella explained that 23 Vreeland Road commercial building is now 85% occupied

- 21SPW-16 – Bank of America, Regency Plaza – refurbishment of existing drive thru island and new ATM
Mike Sgaramella stated that there is no increase in coverage in this application. They are also adding a new site light and building mounted light to comply with the banking industry requirements. They also will install a four-foot chain link fence.

Sid Dvorkin asked about the County Planning Board report on a housing project slated for development on Park Avenue. Mayor Taylor explained that the parcel is located in Hanover Township and the project is part of their mandated affordable housing obligation. He added that if the Rt. 24 ramp construction project received the federal funding that was available, this project would not have been able to move forward.

On a motion duly made and seconded the meeting was adjourned at 6:40pm.

June 14, 2021

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
June 14, 2021**

The Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 14, 2021 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
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan (2nd Alt)

Members Absent:

Mr. Gary Feith
Mr. John Buchholz
Mr. David Roberts
Mr. Joseph Guerin (1st Alt)

Also Present:

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

Approval of Minutes:

11. Approval of minutes from the May 24, 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.

Preliminary & Final Site Plan:

- 7. Blue Foundry Bank Application #21SP-01**
209 Ridgedale Avenue
Block 804, Lot 7

Applicant is seeking approval for site and façade improvements and signage in connection with the bank's rebranding. Carried from the May 10, 2021 meeting without further notice or publication. Applicant requests to be carried to July 12, 2021 without further notice or publication.

Mayor Taylor made a motion to carry the application to the July 12, 2021 meeting without further notice or publication, second by Mrs. Cefolo-Pane.

Roll: On a roll call vote all members present and eligible voted to carry the application to July 12, 2021.

On a motion duly made and seconded the meeting was adjourned at 6:50pm.