

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 28, 2021**

The Regular Work Session of the Borough of Florham Park Planning Board was called to order on Monday evening, June 28, 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. 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:

21SPW-17 – Advocare The Modern Woman OB/GYN, 131 Columbia Turnpike – change of office condo ownership
21SPW-18 – Beiersdorf, Inc., 6 Vreeland Road – emergency generator relocation

The site plan waivers above were approved administratively by Board Engineer Mike Sgaramella.

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

June 28, 2021

Marlene Rawson
Board Secretary

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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. 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. Derek Orth, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the June 14, 2021 meeting.

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

Resolution of Approval:

7. **Del Webb @ Florham Park** **Application #21SP-02**
Applegate & Doyle Drive
Block 1401-1.11, Lots 29, 30, 31; Block 1401-1.22, Lot 32, Block 1401-1.23, Lot 1

Applicant is seeking approval to change the mix of approved home styles, and enhancements to the clubhouse/recreation area.

Mark Taylor confirmed that an update on the Patriot's Path status will be forwarded in 60 days.

Mr. Guerin made a motion to approve the resolution second by Mrs. Dvorkin
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

Chairman Mike DeAngelis and Mayor Mark Taylor thanked Vice-chairman Jane Margulies for her many years of service on the Planning Board as she is resigning her position. Carmen Cefolo-Pane added that Jane displayed a dedication to Florham Park and will be missed. Everyone wished her well on her move out of state.

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