

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
September 13, 2021**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, September 13, 2021 at 6:35p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. David Roberts  
Mr. Jeffrey Noss

**Members Absent:**

Mr. Gary Feith  
Mr. John Buchholz  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Justin Marchetta, 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 gave a brief review of the site plan waivers he approved during the past several months. Mike DeAngelis asked about the Tac House business at 100 Passaic Avenue. Mike Sgaramella replied that it is a tactical training facility that would be used primarily by law enforcement. It is a low intensity use. There are no parking issues at the site because the parking lot is empty by the afternoon.

Mike Sgaramella also stated that the bocce court at the Park Avenue Club is on existing lawn area and there is no additional improved coverage. There is a fence that is planned in that location that may require Planning Board approval.

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

September 13, 2021

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
September 13, 2021**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, September 13, 2021 6:45p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

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. David Roberts  
Mr. Jeffrey Noss

**Members Absent:**

Mr. Gary Feith  
Mr. John Buchholz  
Mr. Sid Dvorkin  
Mr. Joseph Guerin (1<sup>st</sup> Alt)  
Mr. Jeffrey Hegan (2<sup>nd</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Justin Marchetta, Esq. Board Attorney

**Approval of Minutes:**

4. **Approval of minutes from the July 12, 2021 meeting.**

Mrs. Cefolo-Pane 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

**Resolution of Approval:**

5. **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. Mr. Roberts made a motion to approve the resolution, second by Mr. Noss

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

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

Marlene Rawson  
Board Secretary

September 13, 2021