Borough of Florham Park
Planning Board
Work Session Agenda
February 28, 2022
(Held via ZOOM)

Work Session:

1. Call to Order
2. Roll Call

☐ Michael DeAngelis, Chairman	*Professionals:*
☐ Joseph Guerin, Vice Chairman	John Inglesino, Board Attorney
☐ Mark Taylor, Mayor	John Wyciskala, Board Attorney
☐ Kristen Santoro, Liaison	Derek Orth, Board Attorney
☐ Gary Feith	Katherine Sarmad, Board Planner
☐ David Roberts	Michael Sgaramella, Board Engineer
☐ Jeffrey Noss	*Board Secretary*:
☐ Sid Dvorkin	Marlene Rawson
☐ Jeffrey Hegan	
☐ Vacant (1st alt)	
☐ Vacant (2nd alt)	

3. Adequate notice has been given in accordance with The Open Public Meetings Act.

Site Plan Waivers:

4. **LCS Florham Park** **Application #22SPW-06**
   120 Park Avenue
   Block 1401, Lot 1.11

Applicant is seeking approval for a temporary sales office.

5. *Administratively Approved*:

22SPW-05: Tri-America Health & Wellness, LLC, 256 Columbia Turnpike – change of ownership (medical practice)

Adjourn

Dated: February 28, 2022

Marlene Rawson
Board Secretary

Borough of Florham Park
Planning Board
Regular Meeting Agenda
February 28, 2022
(Held via ZOOM)

1. Call to Order
2. Roll Call

		Professionals:
☐	Michael DeAngelis, Chairman	John Inglesino, Board Attorney
☐	Joseph Guerin, Vice Chairman	John Wyciskala, Board Attorney
☐	Mark Taylor, Mayor	Derek Orth, Board Attorney
☐	Kristen Santoro, Liaison	Katherine Sarmad, Board Planner
☐	Gary Feith	Michael Sgaramella, Board Engineer
☐	David Roberts	
☐	Jeffrey Noss	*Board Secretary*:
☐	Sid Dvorkin	Marlene Rawson
☐	Jeffrey Hegan	
☐	Vacant (1st alt)	
☐	Vacant (2nd alt)	

3. Adequate notice has been given in accordance with The Open Public Meetings Act.
4. Announcement – There will be no new testimony after 9:30 p.m.
5. All Board Professionals have been sworn in

Approval of Minutes:

6. Approval of the minutes of the February 14, 2022 meeting.
Eligible voters: DeAngelis, Guerin, Santoro, Roberts, Noss

Denial without Prejudice:

7. **Alfieri FP, LLC**
Columbia Turnpike
Block 501, Lots 4, 5; Block 601, Lots 1, 2; Block 702, Lot 9

Extension of Approval:

8. **Sisters of Charity of St. Elizabeth** **Application #20SP-1, 20MSD-1**
2 Convent Road
Block 1301, Lot 2

Applicant is seeking an extension of time to record the minor subdivision to February 16, 2023.

Amended Site Plan:

9. **Celularity, Inc.** **Application # 22SP-01**
170 Park Avenue
Block 1401, Lot 3.01

Applicant is seeking approval for the construction of a concrete pad for a chiller unit.

Adjourn.

Dated: February 28, 2022

Marlene Rawson
Board Secretary