

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 10, 2022
(Held remotely via ZOOM)**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 10, 2022 at 6:55p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mr. Joseph Guerin – Vice Chairman
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Also Present:

Mr. Michael Sgaramella, Board Engineer
Ms. Katherine Sarmad, Board Planner
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.”

Site Plan Waivers:

Board Engineer Mike Sgaramella gave a brief review of the administratively approved site plan waiver of Tower Capital Management (CBRE-Campus 100, LLC). It is a change in tenancy for an office use. There is no parking problem at this office campus. The building is 91% occupied.

Board Planner Katherine Sarmad gave a brief update on the Zoning ordinance review. She said that she met with the Board Engineer Mike Sgaramella, Zoning Official Janet Doherty, and Board Secretary Marlene Rawson to review suggested changes and to identify any potential impacts. The second draft is being prepared and will be distributed in advance of the February meeting where it is tentatively on for discussion.

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

January 10, 2022

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 10, 2022
(Held remotely via ZOOM)**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 10, 2022 at 6:30 p.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
Mr. Joseph Guerin – Vice Chairman
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Also Present:

Mr. Michael Sgaramella, Board Engineer
Ms. Katherine Sarmad, Board Planner
Mr. John Inglesino, Esq. Board Attorney

Re-Organization:

4. Nominations for Chairman and Vice-Chairman:

Nomination chairperson Joe Guerin nominated Mike DeAngelis for 2022 Chairman, second by Mark Taylor. There were no other nominations.

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

Mr. Guerin stated that there were three recommendations made for Vice Chairman. They are Mr. Feith, Mr. Guerin, and Mr. Noss.

Chairman Mike DeAngelis nominated Joseph Guerin for 2022 Vice Chairman, second by Mark Taylor. There were no other nominations.

On a roll call vote, the nomination for Joseph Guerin as Vice Chairman was approved.

Reorganization - Resolutions of Approval:

5. *Scheduled Meetings for 2022 and the month of January 2023*

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

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

6. *Retention of a Planning Board Attorney*

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

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

7. *Retention of a Planning Consultant*

Mr. Hegan made a motion to approve the resolution, second by Mayor Taylor.

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

Mr. Inglesino John Inglesino administered the oath of office to Kristen Santoro and Mr. Guerin.

8. *Retention of a Board Engineer*

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

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

John Inglesino swore in the Board professionals Katherine Sarmad and Michael Sgaramella.

9. *Retention of a Board Secretary*

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

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

Approval of Minutes:

10. Approval of minutes from the December 6, 2021 meeting.

Mayor Taylor 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.

Chairman Mike DeAngelis expressed his appreciation to the Board members and noted that there are several who are qualified to lead. He stated that members should display patience, fairness and respect to the public and applicants. No personal feelings should influence the hearing process. He added that applications cannot be discussed outside of the public hearing.

Members who are reappointed were reminded to contact the Clerk's office to make arrangements to be sworn in.

On a motion duly made and seconded the meeting was adjourned at 6:55pm.

Marlene Rawson
Board Secretary

January 10, 2022