

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
March 28, 2022
(Held via Zoom)**

The Regular meeting of The Borough of Florham Park Planning Board was called to order on Monday evening, March 28, 2022 at 6:30p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the guidelines set for by the State of New Jersey which explicitly permits a public body to conduct a meeting electronically during a state of emergency.

Members Present:

Mr. Michael DeAngelis – Chairman
Mr. Joseph Guerin
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. Derek Orth, Esq. Board Attorney

Statement of Adequate Notice:

Mr. DeAngelis asked the Board Secretary if the statutory requirements of the Open Public Meetings Act were met. Board Secretary Marlene Rawson responded that we are in compliance with the requirements.

Site Plan Waivers:

There were no site plan waivers submitted.

On a motion duly made and seconded the meeting was adjourned at 6:31pm.

Marlene Rawson
Board Secretary

March 28, 2022

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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 (left at 6:45pm)
Mr. Joseph Guerin
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. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the January 10, 2022 meeting.

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

Resolution of Denial Without Prejudice:

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

Applicant is seeking preliminary site plan approval.

Mr. Guerin made a motion to approve the resolution of denial without prejudice, second by Mr. Dvorkin.
Roll: On a roll call vote all members present and eligible voted to approve the resolution of denial without prejudice.

that have already been built in other areas is 1 space per 2000 square feet. She recommended to go with a ratio of 1 space per 1400 square feet. This is also recommended by the ITE. That was agreed to.

Development standards on corner lots continue to be problematic. The Zoning Officer made the following recommendation regarding defining the front lot line: *In the case of corner lots, the front lot line is determined by where the primary entrance faces.*

Katherine Sarmad also added that the following modification was added to the elimination of overhangs as building coverage: *The overhangs cannot encroach into any setback on any home that is increased by more than 20% of floor area or is re-constructed.* The goal is to preserve the open space between homes, particularly in the R-15 zone where most of the reconstruction is occurring.

A final draft will be prepared and a last review of it will be ready for the April 25, 2022 meeting.

Mr. Guerin thanked Katherine for all of her work on this project.

Seeing no other business, Mr. Guerin called for a motion to adjourn.

On a motion duly made and seconded the meeting was adjourned at 7:45pm.

Marlene Rawson
Board Secretary

March 28, 2022