# Borough of Florham Park Planning Board Work Session Meeting Minutes April 24, 2023

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 24, 2023 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

# **Members Present:**

Mr. Joseph Guerin - Vice Chairman

Mayor Mark Taylor

Ms. Kristen Santoro

Mr. Gary Feith

Mr. David Roberts

Mr. Jeffrey Noss

Mr. Sid Dvorkin

#### **Members Absent:**

Mr. Michael DeAngelis - Chairman

Mr. Jeffrey Hegan

# **Also Present:**

Mr. Michael Sgaramella, Board Engineer

Mr. Derek Orth, Esq. Board Attorney

# **Statement of Adequate Notice:**

Mr. Guerin 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:

The following site plan waiver was administratively approved by Mike Sgaramella:

Sunrise Brighton Gardens, 21 Ridgedale Avenue. Emergency generator installation on an existing improved area. Location is on the Route 24 side of the building. Unit will have bollard protection and will be screened.

On a motion duly made and seconded the meeting was adjourned at 6:40pm.

Marlene Rawson Board Secretary

April 24, 2023

# Borough of Florham Park Planning Board Regular Meeting Minutes April 24, 2023

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 24, 2023 at 6:40.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. Joseph Guerin – Vice Chairman

Mayor Mark Taylor

Ms. Kristen Santoro

Mr. Gary Feith

Mr. David Roberts

Mr. Jeffrey Noss

Mr. Sid Dvorkin

#### **Members Absent:**

Mr. Michael DeAngelis – Chairman

Mr. Jeffrey Hegan

#### Also Present:

Mr. Michael Sgaramella, Board Engineer

Mr. Derek Orth, Esq. Board Attorney

# **Approval of Minutes:**

**4.** Approval of the minutes of the April 10, 2023 meeting.

Mr. Feith made a motion to approve the minutes, second by Ms. Santoro

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

# **Resolution of Approval:**

#### 7. One Seventy Five Park Avenue, LLC

Application #23SPW-7

175 Park Avenue Block 1301, Lot 3

Applicant is seeking approval for a change in ownership of a hotel.

Mayor Taylor commented that he felt that the resolution was excellent and well written by Derek Orth.

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

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

Board Attorney Derek Orth stated that the McDonald's resolution is prepared, however, the attorney for the applicant wants some time to further review the resolution. This resolution will be adopted at a future meeting.

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

Marlene Rawson Board Secretary

April 24, 2023