

**Borough of Florham Park
Planning Board
Work Session Agenda
February 13, 2023**

Please take notice that the Work Session Meeting of the Borough of Florham Park Planning Board will be held on Monday, February 13, 2023 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Joseph Guerin, Vice Chairman
- Mark Taylor, Mayor
- Kristen Santoro, Liaison
- Gary Feith
- David Roberts
- Jeffrey Noss
- Sid Dvorkin
- Jeffrey Hegan
- Vacant (1st alt)
- Vacant (2nd alt)

Professionals:

John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Derek Orth, Board Attorney
Katherine Sarmad, Board Planner
Michael Sgaramella, Board Engineer

Board Secretary:

Marlene Rawson

3. Adequate notice of this meeting was given by publishing a legal notice in the official newspapers of Florham Park and by posting on the Borough's official bulletin board in the Municipal Building.

Site Plan Waivers:

4. *Administratively Approved:*

- 23SPW-01 – The Villa at Florham Park, Park Avenue. Transfer of ownership.
- 23SPW-02 – Open Road Cadillac, Columbia Turnpike. Construction of an elevated utility platform.

Adjourn

Dated: February 13, 2023

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
February 13, 2023**

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, February 13, 2023 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

- 1. Call to Order
- 2. Roll Call

- Michael DeAngelis, Chairman
- Joseph Guerin, Vice Chairman
- Mark Taylor, Mayor
- Kristen Santoro, Liaison
- Gary Feith
- David Roberts
- Jeffrey Noss
- Sid Dvorkin
- Jeffrey Hegan
- Vacant (1st alt)
- Vacant (2nd alt)

Professionals:

John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Derek Orth, Board Attorney
Katherine Sarmad, Board Planner
Michael Sgaramella, Board Engineer

Board Secretary:

Marlene Rawson

- 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 January 23, 2023 meeting.

Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Feith, Roberts, Noss, Dvorkin, Hegan

Resolution of Approval:

- 7. **Open Space and Recreation Master Plan Element**

Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Feith, Roberts, Noss, Dvorkin, Hegan

Sign Variance:

- 8. **Florham Village, LLC** **Application # 22SPW-18**
187 Columbia Turnpike
Block 1901, Lots 1 & 2 (B-1 zone)

Applicant is seeking approval for a second ground sign that exceeds permitted area, height, and content. Carried from the January 23, 2023 meeting without further notice or publication.

Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Feith, Roberts, Noss, Dvorkin, Hegan

Amended Preliminary and Final Site Plan:

9. **McDonald's USA** **Application #22SP-5**
176 Columbia Turnpike
Block 804, Lot 1 & 2

Applicant is seeking approval for improvements to the drive-thru configuration.

Public Hearing:

10. **Preliminary Investigation Report for the 165 Park Avenue Redevelopment Study Area (Block 1401, Lot 5.01) as a "Non-Condensation Area in need of Redevelopment"**.

Public hearing

Adjourn.

Dated: February 13, 2023

Marlene Rawson
Board Secretary