

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
February 27, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 27, 2023 at 6:30p.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. 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:**

None

On a motion duly made and seconded the meeting was adjourned at 6:35pm.

Marlene Rawson  
Board Secretary

February 27, 2023



Mayor Taylor asked if the lack of a TWA was the reason that Toll Brothers cancelled their contract. Mr. Carroll replied that he does not know the reason they terminated the contract. It could be many other reasons that could have affected their decision.

Derek Orth said that he reviewed the request letter and everything is in order. The litigation has been pending since 2020.

Jeff Noss asked how many extensions are permitted. Derek Orth replied that an extension of time to record the subdivision can be requested a number of times in one-year increments, provided that it is supported by statutory reasons. Final site plan approval protections from zoning changes are in place for two years.

The meeting was opened to the public. Seeing no questions or comments, the meeting was closed to the public. Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the request to February 16, 2024, second by Mr. Hegan.  
Roll: On a roll call vote all members present and eligible voted to approve the extension request.

Derek Orth informed the Board that the application for Alfieri – The Meadows at Florham Park, is rescheduled to the April 24, 2023 meeting. This was done at the applicant's request. The application was not publicly noticed so there is no need to carry the application. He added that they also granted an extension of time for the Board to act to cover that time period.

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

Marlene Rawson  
Board Secretary

February 27, 2023