

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
June 12, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 12, 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. Jeffrey Noss
Mr. Jeffrey Hegan

Members Absent:

Mr. David Roberts
Mr. Sid Dvorkin

Also Present:

Mr. Michael Sgaramella, Board Engineer
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:

- Application #23SPW-13*
1. Florham Park Golf, LLC
187 Columbia Turnpike
Block 1901, Lot 2

Applicant is seeking approval for a commercial recreation use as a golf lesson and simulated league play. Accessory uses include massage room, golf accessory sales, and small dining area.

Steven Azzolini, Esq. represented the applicant. Aaron Asedo, owner and managing member was sworn in. He stated that has been in the golf industry for twenty years. He is a PGA pro, and instructor and an assistant golf pro at Brooklake Country Club. He was voted best young teacher in the United States by Golf Digest.

The business includes simulated golf play, training, and lessons. There will be limited retail sales of golf accessories. The hours are 6:00 a.m. to 11:00 p.m. They plan to be open seven days a week. There will be three to four employees and they agree to park in the rear of the shopping center. He will install a split system air conditioning unit on the roof. It will be screened.

The peak time for the business is 7:30 p.m. to closing, during the weekdays. There is no league play on Saturday and Sunday. Golf lessons are offered during off-peak hours. Lessons are one-on-one. The lunch hour is an off-peak time for this business. It is anticipated that two instructors giving lessons to two people would be the most activity during that period.

Mr. Asedo described the dining area in the space. There is no food preparation or food for sale. It is only a dining area intended for players that wish to bring food or beverages into the facility to snack on.

Mike DeAngelis asked how many people could be in the facility at night during league play. Mr. Asedo responded that the maximum number of people would be 28 golfers using seven bays, plus one employee running the league play. This would happen between 7:30 p.m. and 10-11 pm.

Steve Azzolini reiterated that the busiest peak hour is very different from the other tenants in the shopping mall and considers this a perfect use for this space.

MR. Asedo said that he plans to use the Trackman Golf program with his lessons.

Mike Sgaramella reviewed the application and has no issues or concerns with it.

Gary Feith asked if group lessons would be available. Mr. Asedo responded that it is not planned and he has never done that before. He does not feel that it would work. He added that on league night, four people would typically take two hours to play. Spectators do not normally attend.

Mr. Asedo explained that the personal space area would include a massage room with a licensed therapist for stretching purposes. This would be by appointment only.

Mayor Taylor reminded them that this shopping center is very crowded and the Board is always concerned about parking. There was also discussion on the ongoing issues with the property owner including illegal parking.

Kristen Santoro wanted assurances that their deliveries would be made in the rear, and they agreed.

Jeff Noss asked if lessons would be offered at the same time of league play. Mr. Asedo responded that no lessons are given during league play. He stated that this is his first facility. In response to a question on minimum age, Mr. Asedo responded that the league play involves mainly adults.

Mr. Asedo agreed that that trash pick-up would be 7am-6pm. His signage will comply. He is also planning for signage by the elevator.

There were no other questions or comments. Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the application, second by Mr. Hegan.

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

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

Marlene Rawson
Board Secretary

June 12, 2023

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
June 12, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 12, 2023 at 7:00p.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. Jeffrey Noss
Mr. Jeffrey Hegan

Members Absent:

Mr. David Roberts
Mr. Sid Dvorkin

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the May 22, 2023 meeting.

Chairman Mike DeAngelis thought that there should be a statement about the previous hearings related to the Donald's application so that it is clear that the application was heard and discussed over several meetings.

It was agreed that the minutes would be amended to include that explanation.

Mayor Taylor 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.

On a motion duly made and seconded the meeting was adjourned at 7:20 p.m.

Marlene Rawson
Board Secretary

June 12, 2023