

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

Please take notice that the Work Session Meeting of the Borough of Florham Park Planning Board will be held on Monday, March 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 (1<sup>st</sup> alt)
- Vacant (2<sup>nd</sup> 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-04 – BASF, 100 Park Avenue – change in tenancy to lease a portion of the building
- 23SPW-05 – ASCO, 160 Park Avenue – installation of 600sf storage building on existing generator pad

Adjourn

Dated: March 13, 2023

Marlene Rawson  
Board Secretary

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

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, March 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
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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 February 27, 2023 meeting.

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

**Resolution of Approval:**

7. **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.

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

8. **Preliminary Investigation Report for the 165 Park Avenue Redevelopment Study Area (Block 1401, Lot 5.01) as a “Non-Condemnation Area in need of Redevelopment”.**

Resolution recommending that Redevelopment criteria C & H are applicable in support of the designation of the area as a “non-condemnation area in need of redevelopment”.

**Eligible voters: DeAngelis, Taylor, Santoro, Roberts, Noss, Dvorkin, Hegan**

**Amended Preliminary and Final Site Plan:**

8. **McDonald's USA**  
176 Columbia Turnpike  
Block 804, Lot 1 & 2

**Application #22SP-5**

Applicant is seeking approval for improvements to the drive-thru configuration  
Carried from the February 27, 2023 meeting without further notice or publication.  
**Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Roberts, Noss, Dvorkin, Hegan**

Adjourn.

Dated: March 13, 2023

Marlene Rawson  
Board Secretary