

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
May 22, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 22, 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. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. John Wyciskala, 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:

The following site plan waivers were administratively approved by Mike Sgaramella:

23SPW-11: Stand Holdings, Kritzer McPhee LLP, 256 Columbia Turnpike. Change in condominium ownership for a law practice.

23SPW-23: Taichi Tea, 177 Columbia Turnpike. Change in tenancy in a shopping mall for a fast casual food establishment. Mike Sgaramella stated that the applicant reduced the number of seats to 20 in order to meet the parking allotment. They are now under the parking requirement.

Kristen Santoro asked if we have the ability to assign “grab and go” parking spaces for these types of food establishments. Mayor Taylor responded that it is not something we can require. He also stated that it is unenforceable and people do not pay attention to that.

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

Marlene Rawson
Board Secretary

May 22, 2023

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
May 22, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 22, 2023 at 6:30.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. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Gary Feith

Also Present:

Mr. Michael Sgaramella, Board Engineer
MR. John Wyciskala, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the April 24, 2023 meeting.

Mr. Guerin made a motion to approve the minutes, second by Mr. Dvorkin.

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

Resolution of Approval:

7. **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
Application must be voted on first

This application was heard at the public meetings held on February 13, 2023, March 13, 2023, and March 27, 2023.

John Wyciskala stated that the application is still technically active, and this portion of the meeting should be open to the public for comment or questions.

Board members commented that trash pick-up times should be added to the resolution. There are also some minor date corrections that need to be made.

There were no questions or comments from the public.

Mr. DeAngelis called for a motion on the application.

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

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

Mr. DeAngelis called for a motion on the resolution.

Mayor Taylor 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

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

Marlene Rawson
Board Secretary

May 22, 2023