

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

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, November 27, 2023 at 6:35p.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
Ms. Kristen Santoro
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mayor Mark Taylor
Mr. Gary Feith
Mr. David Roberts

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:

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

23SPW-27: Ridgedale Plaza Associates (Zarabi Psychological Health, LLC), 215 Ridgedale Avenue. This is a change of tenancy for a professional service office within the office building. This is a permitted use and there are no exterior changes. The building is 89% occupied and there are no parking issues.

Mr. Guerin made a motion to ratify the approval, second by Mr. Dvorkin.

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

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

Marlene Rawson
Board Secretary

November 27, 2023

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
November 27, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, November 27, 2023 at 6:40p.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
Ms. Kristen Santoro
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mayor Mark Taylor
Mr. Gary Feith
Mr. David Roberts

Also Present:

Mr. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the October 23, 2023 meeting.

Mr. Dvorkin made a motion to approve the minutes, second by Mr. Noss
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Resolution of Approval:

7. **Sisters of Charity of St. Elizabeth** **Application #20SP-1 & #20MSD-1**
2 Convent Road
Block 1301, Lot 2

Applicant is seeking a one-year extension of major subdivision and major site plan approval to November 16, 2024.
Mr. Guerin made a motion to approve the resolution, second by Ms. Santoro
Roll: On a roll call vote all members present and eligible voted to approve the resolution

8. **Appointment of a Nominating Committee for 2024 Chairman and Vice Chairman**

Chairman Mike DeAngelis stated that a nominating committee is needed for the 2024 Chairman and Vice Chairman.
Jeff Noss volunteered to chair the committee and Jeff Hegan volunteered to assist him.

Mr. DeAngelis thanked the Board members for their service and noted that although 2023 was a quiet year, the Board could get busy in 2024.

Seeing no other business. Mr. DeAngelis asked for a motion to adjourn.

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

Marlene Rawson
Board Secretary

November 27, 2023