

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
October 23, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 23, 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  
Ms. Kristen Santoro  
Mr. Gary Feith  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan

**Members Absent:**

Mayor Mark Taylor  
Mr. David Roberts

**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:**

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

**23SPW-25** – Valley National Bank, 2 Hanover Road. This is a change in tenancy for a bank use .This is a stand-alone building that was previously used by HSBC Bank. It is has been vacant for quite some time. Other than signage, there are no changes to the site.

**23SPW-26** – Brianna D’Elia, DMD – 29 Columbia Turnpike, Ste.102A. This is a change in tenancy for a dental office use in a professional business building. The space was previously used as a dental office as well.

Mr. DeAngails asked for a motion to ratify the approvals.

Mr. Guerin made a motion to ratify the approvals, second by Mr. Dvorkin.  
Roll: On a roll call vote all members present and eligible voted to ratify the approvals.

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

Marlene Rawson  
Board Secretary

October 23, 2023

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
October 23, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 23, 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  
Ms. Kristen Santoro  
Mr. Gary Feith  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan

**Members Absent:**

Mayor Mark Taylor  
Mr. David Roberts

**Also Present:**

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

**Approval of Minutes:**

4. Approval of the minutes of the September 26, 2023 meeting.

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

**Extension of Approval Request:**

5. **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. The current vesting protection date runs through November 16, 2023.

Thomas Carroll, Esq. represented the Sisters of Charity. He stated that this is a request for an extension of vesting protection for the major site plan and subdivision approval at 2 Convent Road. The primary reason for the request is the need for TWA approval which has not been received due to ongoing litigation concerning the sewer pump station and extension line.

Board Attorney Derek Orth concurred and noted that this is an appropriate request. The Applicant is being prevented from obtaining permits by issues that are outside of their control.

Mr. DeAngelis asked for a motion.

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

On a motion duly made and seconded the meeting was adjourned at 6:50 p.m.

Marlene Rawson  
Board Secretary

October 23, 2023