

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
September 25, 2023**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, September 25, 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 Hegan

Members Absent:

Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. John Inglesino, Esq. Board Attorney
Mr. Alan Zakin, Esq. Conflicts Counsel

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-23: NJ Recovery Solutions (Hanover Associates), 83 Hanover Road. Change in tenancy for general medical office space.

23SPW-24: Springbrook Wealth Advisors, 25A Hanover Road. Change in tenancy for general office space (financial advisory).

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

Marlene Rawson
Board Secretary

September 25, 2023

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
September 25, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, September 25, 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. Gary Feith
Mr. Jeffrey Hegan

Members Absent:

Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin

Also Present:

Mr. Michael Sgaramella, Board Engineer
Mr. John Inglesino, Esq. Board Attorney
Mr. Alan Zakin, Esq. Conflicts Counsel

Approval of Minutes:

4. Approval of the minutes of the September 11, 2023 meeting.

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

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

Resolution of Approval:

5. **19 V Florham Park, LLC** **Application #23SP-3**
 19 Vreeland Road
 Block 301, Lot 12

Applicant is seeking approval for the demolition of an existing office building and the construction of a warehouse facility.

Mr. Guerin made a motion to approve the resolution, second by Mr. DeAngelis

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

6. **Florham Park Property, LLC** **Application # 23SPW-19**
 Florham Park Rehabilitation and Healthcare Center
 190 Park Avenue
 Block 1201, Lot 3

Applicant is seeking approval for the continuation of an assisted living and long-term care facility containing 101 beds.

Mr. Feith 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

On a motion duly made and seconded the meeting was adjourned at 6:45pm.

Marlene Rawson
Board Secretary

September 25, 2023