

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
February 26, 2024**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 26, 2024 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. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan

**Members Absent:**

**Also Present:**

Mr. John Miller, 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 waiver was administratively approved by Mike Sgaramella:

#24SPW- 1: Little Gym of Florham Park, 187 Columbia Turnpike. Change in tenancy for a children's gymnastic classroom. Board members had some questions on the drop-off protocol. Kristen Santoro said that some of the classes are "mommy & me" style classes so its presumed that an adult would be attending with the child. Another question that came up was if the tenant is part of a franchise. Board Secretary Marlene Rawson responded that she would get clarification on these questions.

*Attachment of Responses available.*

**Zoning Board of Adjustment 2023 Annual Report**

Board member Jeffrey Noss, who is also vice-chairman of the Board of Adjustment stated that the majority of variance applications are approved, however, most undergo revisions and modifications to the original plan in an effort to minimize the variances that are requested. This process usually takes two meetings for an application to be completed and ready for a vote.

Many of the variance requests are for outdoor living space improvements. The Board remains very sensitive to excess lot coverage due to soggy conditions in many parts of the Borough.

Board Secretary Marlene Rawson stated that she is working with the Zoning Officer and compiling a list of minor tweaks to the Zoning Ordinance in an effort to avoid a variance condition for insignificant requests. This list would be reviewed by the Planner.

Mike DeAngelis added that the permitted building coverage percentage is low compared to other municipalities.

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

Marlene Rawson  
Board Secretary

February 26, 2024

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
February 26, 2024**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, February 26, 2024 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. David Roberts  
Mr. Jeffrey Noss  
Mr. Sid Dvorkin  
Mr. Jeffrey Hegan

**Members Absent:**

**Also Present:**

Mr. John Miller, Esq. Board Attorney

**Approval of Minutes:**

4. Approval of the minutes of the January 8, 2024 meeting.

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

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

**Extension of Approval:**

- |   |                                    |
|---|------------------------------------|
| <b>5.      <u>Sisters of Charity of St. Elizabeth</u></b> | <b><u>Application #20MSD-1</u></b> |
| 2 Convent Road  |                                    |
| Block 1301, Lot 2   |                                    |

Applicant is seeking approval for a third extension of time to record the minor subdivision.

Thomas Carroll, Esq. represented the Sisters of Charity. He stated that due to ongoing sewer litigation, a TWA cannot be issued. He believes that they are close to a resolution.

Mayor Taylor said that both Florham Park and Morris Township have approved settlement resolutions.

There was a question on when the one-year extension would actually begin. It was clarified that the previous extension expired on February 16, 2024. This would be the third extension of time. If approved, the expiration date would be February 16, 2025.

Mr. Carroll gave a general update on the status. The settlement agreement would signed in March. A shared services agreement must be drafted and adopted by ordinance between Florham Park and Morris Township. He anticipates this timeframe to be late April.

The buyer would have to close on the sale of the property and then record the subdivision.

There were no other questions. Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the extension to February 16, 2025, second by Ms. Santoro  
Roll: On a roll call vote all members present and eligible voted to approve the extension.

Sid Dvorkin asked if there were any updates on the Alfieri plan. Mayor Taylor said there is nothing to report. Board Secretary responded that they still have issues to resolve with the DEP and the airport.

On a motion duly made and seconded the meeting was adjourned at 7:05pm.

Marlene Rawson  
Board Secretary

February 26, 2024