

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 8, 2024**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 8, 2024 at 6:30 p.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. Jeffrey Noss
Mr. Sid Dvorkin

Members Absent:

Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Hegan

Also Present:

Mr. Derek Orth, Esq. Board Attorney
Ms. Katherine Sarmad, Board Planner
Mr. Victor Vinegra, Board Engineer

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:

Administratively Approved:

23SPW-29: The Now Massage, 187 Columbia Turnpike –tenancy change for a massage boutique that will occupy a space previously used by Panera Bread.

Mr. Dvorkin made a motion to ratify the site plan waiver approval, second by Mayor Taylor.

Roll: On a roll call vote all members present and eligible voted to approve the site plan waiver approval.

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

January 8, 2024

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 9, 2023**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 9, 2023 at 6:40 p.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. Jeffrey Noss
Mr. Sid Dvorkin

Members Absent:

Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Hegan

Also Present:

Mr. Derek Orth, Esq. Board Attorney
Ms. Katherine Sarmad, Board Planner
Mr. Victor Vinegra, Board Engineer

Re-Organization:

4. Nominations for Chairman and Vice-Chairman:

Nomination chairperson Jeffrey Noss stated that based on the responses for nominations that he received, Mike DeAngelis is nominated for 2024 Chairman and Joe Guerin for Vice-Chairman. There were no other nominations.

Mayor Taylor made a motion to approve the nomination for Mike DeAngelis as Chairman, second by Mr. Dvorkin
Roll: On a roll call vote all members present and eligible voted to approve the nomination. (DeAngelis abstained).

Mike DeAngelis made a motion to approve the nomination for Joe Guerin as Vice-Chairman, second by Ms. Santoro.
Roll: On a roll call vote all members present and eligible voted to approve the nomination. (Guerin abstained)

Mike DeAngelis thanked the Board members and stated that it has been an honor. Joe Guerin agreed and also thanked the Board members.

Reorganization - Resolutions of Approval:

5. *Scheduled Meetings for 2024 and the month of January 2025*

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

6. *Retention of a Planning Board Attorney*

Ms. Santoro made a motion to approve the resolution, second by Mr. Noss.

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

7. *Retention of a Planning Consultant*

Mr. Dvorkin 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. *Retention of a Board Engineer*

Mr. Noss 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.

9. *Retention of a Board Secretary*

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

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

Approval of Minutes:

10. Approval of minutes from the November 27, 2023 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.

Board Attorney Derek Orth administered the Oath of Office to Mayor Taylor and Council Liaison Kristen Santoro. He also administered the Oath of Office to Board Planner Katherine Sarmad and Board Engineer Victor Vinegra.

A memo provided by Borough Engineer Michael Sgaramella noted that the new contract purchaser for the Sisters of Charity site will comply with the resolution granted to Toll Brothers several years ago to develop the site with multi-family dwellings. A Planning Board hearing is not required since they are complying with the resolution.

Chairman Mike DeAngelis asked Attorney Derek Orth to get an update on the Alfieri application that has been rescheduled a number of times this past year. Derek Orth reported that to his knowledge they are in the midst of an appeal filed with the DEP and the FAA but he will reach out to them for more information.

It was reported that no communication has been received regarding the future of the ASCO property, the Coviello property, or the former AAA property.

On a motion duly made and seconded the meeting was adjourned at 7:10pm.