

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
October 27, 2025**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 27, 2025 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Joseph Guerin – Vice Chairman

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 waiver was administratively approved by Mike Sgaramella:

25SPW-20 – Windels, Marx, Lane & Mittendorf, LLP, 600 Campus Drive. Change in tenancy for general law office.

25SPW-21 – Mirion-Capintec, 5 Vreeland Road. Change in tenancy for raw material storage used at their assembly/manufacturing facility at 7 Vreeland Road.

25SPW-22 -Novalis Roofing & Siding, 93 Passaic Avenue. Change in tenancy for general office and storage use.

25SPW-23 – European Wax Center, Florham Village. Change in tenancy for a waxing salon (former waxing salon).

25SPW-24 – EpiGlow/Aesthe by MD, 66 Ridgedale Avenue. Change in tenancy for a medical office.

25SPW-25 – Riverbend Developers, Passaic Avenue. Conversion of garage space to bedroom in superintendent unit.

25SPW-26 – Forensic Psychology & Neuropsychology, 30A Vreeland Road. Change in tenancy for consulting business.

25SPW-27 – Espos Test Prep, 30B Vreeland Road. Change in tenancy for general office space and training meetings.

Mr. DeAngelis asked for a motion to ratify the administrative approvals.

Mr. Dvorkin made a motion to ratify the administrative approvals, second by Mr. Noss.

Roll: 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 27, 2025

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
October 27, 2025**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, October 27, 2025 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
Mayor Mark Taylor
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mr. Joseph Guerin – Vice Chairman

Also Present:

Mr. Derek Orth, Esq. Board Attorney

Approval of Minutes:

4. Approval of the minutes of the August 11, 2025 meeting.

Mr. Dvorkin 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

Resolution of Approval:

5. **Coviello Brothers Greenhouse Property, Inc.** **Application #25MSD-1**
42 & 48 Brooklake Road
Block 4101, Lots 5, 6, 25

Applicant is seeking amended preliminary and final major subdivision with variance relief to permit three roadways servicing 23 single-family dwelling lots, a sewer pump station lot and a remainder lot.

Board Attorney Derek Orth noted that there is a minor revision regarding the condition to request Title 39 enforcement. The Applicant's attorney felt that since the future roadways would be public and Title 39 enforcement would be automatic, there is no need to apply for this. Mayor Taylor thought that there was no need to even have the condition in the resolution since the roadways are to be public. This requirement only pertains to privately owned roadways. They agreed to amend the language to say "if applicable".

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

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

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 7:00 pm.

Marlene Rawson
Board Secretary

October 27, 2025