

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
June 23, 2025**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 23, 2025 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:**

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

**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:**

None.

On a motion duly made and seconded the meeting was adjourned at 6:30pm

Marlene Rawson  
Board Secretary

June 23, 2025

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
June 23, 2025**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, June 23, 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  
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, PP Board Planner

**Approval of Minutes:**

4. Approval of the minutes of the June 9, 2025 meeting.

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

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

**Public Hearing:**

**Fourth Round Housing Element and Fair Share Plan of the Borough Master Plan:**

Board Attorney Derek Orth explained that the 4<sup>th</sup> Round Housing Element must be adopted by June 30, 2025 in order to maintain compliance. It is one component of the Master Plan. The Housing Element contains an assessment of existing conditions, and how to satisfy the 4<sup>th</sup> Round of affordable housing obligations. Each round covers a ten-year period. The State established a strict timeline for this latest round. The Borough had an obligation number assigned to them that was negotiated through an affordable housing dispute resolution. The affordable housing obligation number was reduced and is now 305 units.

This will be achieved through several mechanisms. There will be a vacant land adjustment. This is an analysis of the vacant land and what the realistic prospective development is on those lands. This will establish a realistic development potential.

There are affordable housing credits that will be factored into the plan.

There are two sites that will be rezoned. Those sites are Sun Valley 4, which is twelve units adjacent to the Sun Valley community. That will yield three affordable units to be added within the existing site. The other site is the

ASCO redevelopment site that was deemed as an area in need of redevelopment in 2020. There is now a proposed redevelopment plan for 305 age-restricted units that will have an affordable component.

An extension of affordability controls at three existing sites will be utilized.

Derek Orth stated that the Governing Body must endorse this plan to be in sync with the Planning Board adoption.

Board Planner Katherine Sarmad stated that there are a few typographical errors in the plan manual that will be corrected. They are not substantive and do not impact the document. Katherine Sarmad showed a power point presentation.

She stated that we are compliant with the third-round obligation. The Borough has always met its constitutional obligation. The fourth-round obligation is 305 units. This round is for ten years and will take Florham Park from July 1, 2025 to June 30, 2035.

Katherine Sarmad explained a vacant land adjustment. It is an evaluation of public property, vacant property and farmland for realistic development potential. It is not a requirement to use this land. It is an exercise to determine how much developable land there is for future development. There are many constraints on these particular lands in Florham Park. There are many environmental encumbrances that prevent development.

The 4<sup>th</sup> round obligation number will be met in the following ways:

50-60 Hanover Road development – 61 units

Sun Valley 4 Rentals – 3 added units

Special needs facilities – 30 (Delaney, BPS, Universal Institute group homes)

Extension of controls – 155 units

Bonus credits – 76 (from redevelopment site)

The two new sites are the ASCO redevelopment 55-acre site that will have 305 age restricted units (61 affordable) and Sun Valley 4 which is a 12 unit one-bedroom townhome development that will yield 3 affordable units. This is a 1.7-acre site property proposed to be folded into the MF-4 zone.

The Housing Element and Fair Share plan includes a map of the sites and the affordable housing income limits for region 2 (Morris, Essex, Union, Warren Counties). Katherine Sarmad showed the map of the different sites throughout the Borough and reiterated that the obligation will be met through a variety of mechanisms.

Sid Dvorkin asked how Florham Park was treated in the evaluation formula process compared to surrounding municipalities when it comes to our obligation number. Katherine Sarmad stated that the formula used to derive the obligation is based on census data, income capacity (higher average incomes have a higher factor), and equalized assessed value of non-residential properties. She does not think that Florham Park was treated differently. We took the opportunity of a vacant land adjustment and settled.

Sid Dvorkin asked about how the designation for the redevelopment happened. Katherine Sarmad replied that the ASCO site has already been deemed an area in need of redevelopment. It was not driven by the need for affordable housing obligation. The property was vacant and there were issues marketing it. They wanted to utilize the redevelopment process. The pandemic then delayed the marketing of this property. A redevelopment plan has not been drafted and adopted yet. A redeveloper will be designated for the site. The new plan must come before the Planning Board for Master Plan consistency and then eventually for site plan approval. The Governing Body must adopt the redevelopment plan ordinance.

Derek Orth stated that the State imposed an impossible timeframe of six months to complete all of this. It was since clarified that municipalities do not have to have adopted ordinances yet.

The next steps are that the plan will be submitted to the affordable housing dispute resolution program. A developer can object to the plan by August 31, 2025. The courts can either endorse the plan or modify it or request a reworked plan.

The hope is that the plan will be endorsed. We have two new projects. The State is a proponent of extending the controls. It means that people currently in units will not have to leave. The State wants this, and it is written in as a State and local objective. It is an important goal and provides bonus credits.

Jeff Noss asked about the 62 urban aid municipalities that are exempt from any obligation. What if the courts decide they must provide? Derek Orth responded that we currently have a portion of the obligation of the municipalities that are in Region 2. Should that happen, our number would be reduced somewhat.

There was a question on the age group that would qualify for "age-restricted" housing. Katherine Sarmad replied that it has not been identified yet, but would either be 55 years or 62 years. In most instances, it is 55 years.

Mike DeAngelis was satisfied that Florham Park met their obligations. He said it is an impressive plan and the professionals did a great job on the plan. It was an enormous amount of work.

The meeting was opened to the public. Seeing no questions, the meeting was closed to the public.

Derek Orth said the Planning Board is responsible to adopting the Housing Element and Fair Share Plan.

Chairman Mike DeAngelis asked for a motion to approve the plan and adopt the resolution.

Mr. Guerin made a motion to approve the HEFSP and resolution adoption, second by Mr. DeAngelis  
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 7:45pm.

Marlene Rawson  
Board Secretary

June 23, 2025