

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
July 14, 2025**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 14, 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
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mayor Mark Taylor

Also Present:

Mr. Derek Orth, Esq. Board Attorney
Ms. Katherine Sarmad, PP Board Planner

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:

Administratively Approved:

1. Speedy Mart, 182 Ridgedale Avenue. Change in ownership of an existing convenience store.

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

Marlene Rawson
Board Secretary

July 14, 2025

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
July 14, 2025**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, July 14, 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
Ms. Kristen Santoro
Mr. Gary Feith
Mr. David Roberts
Mr. Jeffrey Noss
Mr. Sid Dvorkin
Mr. Jeffrey Hegan

Members Absent:

Mayor Mark Taylor

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 23, 2025 meeting.

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

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

Resolution of Approval:

5. **McDonalds USA, LLC**
176 & 180 Columbia Turnpike
Block 804, Lots 1 & 2

Application #22SP-5

Applicant is seeking a one-year extension of a previously granted amended preliminary and final major site plan approval with a new expiration date of May 22, 2026.

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

Break: 6:45-6:50pm

Amended Preliminary and Final Major Subdivision:

6. **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.

It was noted that Board Engineer, Victor Vinegra, is delayed indefinitely due to the severe weather conditions and flooding. Board Attorney Derek Orth was reluctant to allow the application to proceed without Mr. Vinegra.

The Applicant's attorney, Michael Rubin stated that they would like to proceed at least with the introduction and overview of the application.

Once it was clear that the Board Engineer was unable to be present, It was ultimately decided that the meeting be rescheduled to the next scheduled hearing date on August 11, 2025.

Michael Rubin requested that the application be carried to August 11, 2025 without further notice or publication.

Mr. Guerin made a motion to carry the application to August 11, 2025, second by Ms. Santoro
Roll: On a roll call vote all members present and eligible voted to carry the application.

On a motion duly made and seconded the meeting was adjourned at 7:00pm.

Marlene Rawson
Board Secretary

July 14, 2025