

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
April 10, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 10, 2017 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  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mr. John Buchholz

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mrs. Anne Maravic  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. John Inglesino, Esq. Board Attorney

**Statement of Adequate Notice:**

Mr. DeAngelis issued the following statement:

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

**Site Plan Waivers:**

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| <b>1.     <u>KBS II 100-200 Campus Drive, LLC</u></b><br>200 Campus Drive<br>Block 1201, Lot 5 | <b><u>Application # 17SPW-3</u></b><br>change of tenancy – <i>Robert W. Baird Co., LLC</i> |
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Judith Fairweather, Esq. represented the applicant. Tom Lynch, managing agent for CBRE-KBS II was sworn in.

Ms. Fairweather stated that the applicant is taking the space that was formerly occupied by Day Pitney. The new tenant is Robert W. Baird Co., LLC. They are a financial planning firm. There are four employees currently but it may increase up to eleven. It is an appropriate use for the site, and less intense than the prior tenant.

Mr. Sgaramella stated that there are no parking issues on the site. Mr. Lynch agreed and added that the building is now 94% occupied.

There were no questions from the board members or the public.

Mr. DeAngelis asked for a motion.

Mr. Cannilla made a motion to approve the application, second Mrs. Margulies

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

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

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

April 10, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
April 10, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 10 2017 at 6:45 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  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Gary Feith  
Mr. Joseph Guerin  
Mr. John Buchholz

**Members Absent:**

Mrs. Jane Margulies – Vice Chairman  
Mrs. Anne Maravic  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. John Inglesino, Esq. Board Attorney

**Approval of Minutes:**

**11. Approval of minutes from the March 27, 2017 meeting.**

Mr. Guerin made a motion to approve the minutes, second Mr. Cannilla  
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

**Resolution of Approval:**

- |   |   |
|---|---|
| <b>7. <u>Rock GW, LLC</u></b><br>86 Park Avenue<br>Block 1401, Lot 1.06 | <b><u>Application # 17SP-4</u></b><br>preliminary and final site plan |
|---|---|

Applicant is seeking approval for the construction of supportive and special needs housing.

Douglas Henshaw, Esq., attorney for the applicant, requested that approval of the resolution be carried to the April 24, 2017 meeting in order to allow his professionals time to review the draft.

Mayor Taylor made a motion to carry the resolution approval to April 24, 2017, second by Mr. Guerin.  
Roll: On a roll call vote all members present and eligible voted to carry.

**Site Plan:**

**8.      Pulte Homes of NJ**  
86 Park Avenue  
Block 1401, Lot 1.06

**Application # 17SP-3 & 17MSD-2**  
preliminary and final site plan

Applicant is seeking approval for the construction of a 425 unit age-restricted residential community.

Douglas Henshaw, Esq. requested that the matter be carried to the April 24, 2017 meeting without further notice. He also granted the Planning Board an extension of time to act to May 9, 2017.

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

Marlene Rawson  
Board Secretary

April 10, 2017