

**Borough of Florham Park
Planning Board
Work Session Agenda
August 14, 2017**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, August 14, 2017 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Work Session:

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Michael Cannilla
- Gary Feith
- Joseph Guerin
- Ann Maravic
- John Buchholz
- Martin Valenti, 1st Alt.

Professionals:

- John Inglesino, Board Attorney
- John Wyciskala, Board Attorney
- Robert Michaels, Board Planner
- Michael Sgaramella, Board Engineer

Board Secretary:

- Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act.

Site Plan Waivers:

4. **Blooming Spa & Nail, Inc.**
187 Columbia Turnpike
Block 1901, Lot 2

Application #17SPW-12
change in tenancy

Applicant is seeking approval for a change in tenancy for a nail salon and spa.

5. **Mangia Italian Eatery**
184 Columbia Turnpike
Block 801, Lot 3

Application #17SPW-13
change in tenancy, sign variance

Applicant is seeking a change in tenancy for a retail food establishment, plus a sign variance.

6. **Advance at Park Place, LLC**
200 Park Avenue
Block 1201, Lots 1 & 2

Application #17SPW-14
change in tenancy - *Oppenheimer Holdings, Inc.*

Application is seeking a change in tenancy for an office use.

7. **Stress and Anxiety Services of NJ, LLC**
195 Columbia Turnpike
Block 1901, Lot 1

Application #17SPW-15
change in tenancy

Applicant is seeking approval for a change in tenancy for an office use.

8. **25 Vreeland Venture, LLC**
25A Vreeland Road
Block 301, Lot 14

Application #17SPW-16
change in tenancy – *Rayfield & Licata, PC*

Applicant is seeking approval for a change in tenancy for an office use.

Adjourn

Dated: August 14, 2017

Marlene Rawson, Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
August 14, 2017**

Notice:

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, August 14, 2017 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Michael Cannilla
- Gary Feith
- Joseph Guerin
- Ann Maravic
- John Buchholz
- Martin Valenti, 1st Alt.

Professionals:

John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Robert Michaels, Board Planner
Michael Sgaramella, Board Engineer

Board Secretary:

Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act.
4. Announcement – There will be no new testimony after 9:30 p.m.
5. All Board Professionals have been sworn in

Approval of Minutes:

6. Approval of the minutes of the July 10, 2017 meeting.

Eligible voters: DeAngelis, Taylor, Margulies, Feith, Cefolo-Pane, Guerin, Maravic

Preliminary & Final Site Plan and Subdivision:

10. **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.
Applicant requests to be carried to the September 11, 2017 meeting.

Adjourn.

Dated: August 14, 2017

Marlene Rawson
Board Secretary