

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
December 11, 2017**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, December 11, 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, 1<sup>st</sup> 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. **National Wealth Management, LLC**  
26 Columbia Turnpike  
Block 302, Lot 4

**Application #17SPW-19**  
change in tenancy

Applicant is seeking approval for a change in tenancy.

Adjourn

Dated: December 11, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
December 11, 2017**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, December 11, 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, 1<sup>st</sup> 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 November 27, 2017 meeting.  
**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Feith, Guerin**

**Resolution of Approval:**

7. **S.A. Realty, LLC**  
29 Hanover Road  
Block 201, Lot 3

**Application # 06SP-1 & 10SP-8**

Applicant is requesting an extension of previously granted approvals for the construction of various improvements.  
(Application must be voted on)

**Eligible voters: DeAngelis, Cefolo-Pane, Maravic, Buchholz (Cannilla, Feith must listen to transcript)**

8. **MoleSafe USA, LLC**  
30 Columbia Turnpike  
Block 302, Lot 2

**Application #17SPW-17**  
change in tenancy

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

**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Feith, Guerin**

9. **KBSII 100-200 Campus Drive, LLC** **Application #17SPW-18**  
100 Campus Drive  
Block 1201, Lot 7  
change in tenancy  
(W20 Group)

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

**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Feith, Guerin**

10. **2017 Housing Element and Fair Share Plan**

**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Feith, Guerin**

**Site Plan:**

11. **B & B Associates, LLC (Lightbridge Academy)** **Application #15SP-7**  
165-167 Ridgedale Avenue  
Block 1906, Lots 12 & 13  
preliminary & final site plan

Applicant is seeking approval for the construction of a child care center.  
Last testimony on this application was August 15, 2016.

*Applicant is requesting to be carried to the December 11, 2017 meeting. Applicant has granted an extension of time for the Board to act.*

**Eligible voters: DeAngelis, Margulies, Buchholz, Feith, Taylor, Cannilla, Guerin**

12. **Pulte Homes of NJ** **Application # 17SP-3 & 17MSD-2**  
86 Park Avenue  
Block 1401, Lot 1.06  
preliminary and final site plan

Applicant is seeking approval for the construction of a 425 unit age-restricted residential community.  
Carried from the October 2, 2017 meeting.

*Applicant has requested to be carried to the December 11, 2017 meeting.*

13. **2017 Land Use Plan Amendment**

Public Hearing

14. **Ordinance 17-19**

*AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK IN ORDER TO CREATE A MF-5 MULTIFAMILY RESIDENTIAL ZONE, AND IN ORDER TO RE-ZONE CERTAIN PROPERTIES TO THE MF-5 MULTIFAMILY RESIDENTIAL ZONE.*

Review and referral to Borough Council.

Adjourn.

Dated: December 11, 2017

Marlene Rawson  
Board Secretary