

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
January 9, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 9, 2017 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz

Members Absent:

Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mrs. Anne Maravic
Mr. Martin Valenti 1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
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:

none

On a motion duly made and seconded the meeting was adjourned at 6:30p.m.

January 9, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
January 9, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 9, 2017 at 6:30 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
Mrs. Jane Margulies – Vice Chairman
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz

Members Absent:

Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mrs. Anne Maravic
Mr. Martin Valenti (1st Alt)

Also Present:

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

Re-Organization:

Nomination for Chairman and Vice Chairman

Mr. Guerin reported that Michael DeAngelis was nominated for Chairman and Jane Margulies was nominated for Vice Chairman for 2016. There were no other nominations received. Both accepted the nominations.

Reorganization - Resolutions of Approval:

4. *Scheduled Meetings for 2017 and the month of January 2018*

Mr. DeAngelis made a motion to approve the resolution, second by Mrs. Margulies.
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

5. *Retention of a Planning Board Attorney and Planning Consultant*

Mrs. Margulies made a motion to approve the resolution, second by Mr. Guerin.
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

6. *Retention of a Board Engineer*

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

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

7. *Retention of a Planning Board Secretary*

Mr. Feith made a motion to approve the resolution, second by Mrs. Margulies.

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

Approval of Minutes:

8. Approval of minutes from the December 12, 2016 meeting.

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

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

Resolution of Approval:

9. **Holy Family Church**

17 Lloyd Avenue
Block 2411, Lot 1

Application #16SPW-25

child care

Applicant is seeking approval for the conversion of certain classrooms to child care use.

Mr. Buchholz made a motion to approve the resolution, second by DeAngelis.

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

10. **A & R Auto**

84 Columbia Turnpike
Block 1003, Lot 5

Application #16SPW-26

change of tenancy

Applicant is seeking approval for an auto repair facility.

Mr. Inglesino stated that it has been brought to his attention that further clarification on the resolution is needed.

Mr. Cannilla made a motion to defer the resolution adoption to the January 23, 2017 meeting, second by Mr. DeAngelis.

Roll: On a roll call vote all members present and eligible voted to defer the adoption to January 23, 2017.

Preliminary & Final Site Plan:

11. **B & B Associates, LLC (Lightbridge Academy)**

165-167 Ridgedale Avenue
Block 1906, Lots 12 & 13

Application #15SP-7

preliminary & final site plan

Applicant is seeking approval for the construction of a child care center.

Applicant has requested that the matter be carried to March 27, 2017 meeting.

The Board agreed to carry the application to the February 13, 2017 meeting without further notice. If the matter gets carried again, public notice will be required.

Mr. Cannilla made a motion to carry the application to February 13, 2017 with no further notice, second by Mr. Guerin.

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

12. **Park Avenue Foundation**

184 Park Avenue
Block 1201, Lot 8

Application #16SP-7

preliminary and final site plan

Applicant is seeking approval for a building expansion and various site improvements.

The Applicant rescheduled the hearing to January 23, 2017 and will re-notice.

Mr. DeAngelis expressed his appreciation for the Board members and the professional staff and thanked them for all their hard work during the past year.

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

Marlene Rawson
Board Secretary

January 9, 2017