

**Borough of Florham Park
Planning Board
Work Session Agenda
July 10, 2017**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, July 10, 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.

Adjourn

Dated: July 10, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
July 10, 2017**

Notice:

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, July 10, 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 June 26, 2017 meeting.

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

Resolution of Approval:

7. **23 Vreeland Road, LLC**
23 Vreeland Road
Block 301, Lot 13

Application #17SPW-2
sign variance

Applicant is seeking approval for a ground sign exceeding the permitted square footage

Eligible voters: DeAngelis, Taylor, Margulies, Cefolo-Pane, Guerin, Buchholz

8. **Coviello Brothers Greenhouse Property, Inc.**
48 Brooklake Road
Block 4101, Lots 5, 6, 7

Application #14MSD-2

Applicant is seeking a one year extension of previously granted preliminary major subdivision approval.

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

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 August 14, 2017 meeting.

Adjourn.

Dated: July 10, 2017

Marlene Rawson
Board Secretary