

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
June 26, 2017**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, June 26, 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. **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  
*Carried from the April 24, 2017 without further notice or publication.*

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

Adjourn

Dated: June 26, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
June 26, 2017**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, June 26, 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 June 12, 2017 meeting.

**Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Guerin, Buchholz**

**Resolution of Approval:**

7. **SJ Personal Healthcare Advocates, LLC**  
30 Columbia Turnpike  
Block 302, Lot 2

**Application #17SPW-9**  
change in tenancy

Applicant is seeking approval for a change in tenancy.

**Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Guerin, Buchholz**

8. **Ivy Rehab Network, LLC**  
187 Columbia Turnpike  
Block 1901, Lot 2

**Application #17SPW-11**  
change in tenancy

Application is seeking approval for a change in tenancy (physical rehabilitation clinic).

**Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Guerin, Buchholz**

**Extension of Approval:**

9. **Coviello Brothers Greenhouse Property, Inc.** **Application #14MSD-2**  
48 Brooklake Road  
Block 4101, Lots 5, 6, 7

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

**Preliminary & Final Site Plan and Subdivision:**

10. **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.

*Applicant is requesting to be carried to the July 10, 2017 meeting and has granted an extension of time for the Board to act.*

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

**Preliminary & Final 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**

Adjourn.

Dated: June 26, 2017

Marlene Rawson  
Board Secretary