

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
May 8, 2017**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, May 8, 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  
*Applicant requested to be carried to the May 22, 2017 meeting without further notice or publication.*

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

5. **COWI North America, Inc.**  
25B Vreeland Road  
Block 301, Lot 4

**Application # 17SPW-6**  
change in tenancy

Applicant is seeking approval for a change in tenancy.

Adjourn

Dated: May 8, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
May 8, 2017**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, May 8, 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 April 24, 2017 meeting.

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

**Resolution of Approval:**

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

**Application #17SPW-4**  
change in tenancy - *BenefEx*

Applicant is seeking approval for a change in tenancy.

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

8. **Hanover Associates**  
83 Hanover Road  
Block 201, Lot 6

**Application #17SPW-5**  
change in tenancy – *IGEA*

Applicant is seeking approval for a change in tenancy.

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

**Site Plan:**

9. **Klein Florham Park**  
176 Columbia Turnpike  
Block 804, Lots 1 & 2

**Application # 17SP-5**  
preliminary and final site plan

Applicant is seeking approval for certain parking lot improvements and restriping.

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 has requested to be carried to the May 8, 2017 meeting without further notice or publication.  
**Eligible voters: DeAngelis, Taylor, Cannilla, Feith, Guerin, Maravic, Buchholz**

Adjourn.

Dated: May 8, 2017

Marlene Rawson  
Board Secretary