

**Borough of Florham Park
Planning Board
Work Session Agenda
November 27, 2017**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, November 27, 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. **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.

5. **KBSII 100-200 Campus Drive, LLC**
100 Campus Drive
Block 1201, Lot 7

Application #17SPW-18
change in tenancy
(W20 Group)

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

Adjourn

Dated: November 27, 2017

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
November 27, 2017**

Notice:

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, November 27, 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 October 23, 2017 meeting.

Eligible voters: DeAngelis, Margulies, Cefolo-Pane, Cannilla, Margulies, Buchholz

Resolutions of Approval:

7. **S.A. Realty, LLC**
29 Hanover Road
Block 201, Lot 13

Application # 06SP-1 & 10SP-8

Applicant is requesting an extension of previously granted approvals for the construction of various improvements.

Eligible voters: DeAngelis, Cefolo-Pane, Maravic, Buchholz

8. **Crescent Center Associates**
184 Columbia Turnpike
Block 801, Lot 3

Application #17SP-6
sign variance

Applicant is seeking approval for sign improvements.

Eligible voters: DeAngelis, Margulies, Cefolo-Pane, Cannilla, Margulies, Buchholz

Site Plan:

7. **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.
Carried from the October 2, 2017 meeting.

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

2017 Housing Element and Fair Share Plan:

10. Public hearing
Carried from October 2, 2017 meeting.

Adjourn.

Dated: November 27, 2017

Marlene Rawson
Board Secretary