

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
September 11, 2017**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, September 11, 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:**

*None*

Adjourn

Dated: September 11, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
September 11, 2017**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, September 11, 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 July 10, 2017 meeting.

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

7. Approval of the minutes of the August 14, 2017 meeting.

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

**Resolutions of Approval:**

8. **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.

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

9. **Mangia Italian Eatery** **Application #17SPW-13**  
184 Columbia Turnpike  
Block 801, Lot 3  
change in tenancy, sign variance

Applicant is seeking a change in tenancy for a retail food establishment, plus a sign variance.  
**Eligible voters: DeAngelis, Cefolo-Pane, Feith, Guerin, Buchholz**

10. **Advance at Park Place, LLC** **Application #17SPW-14**  
200 Park Avenue  
Block 1201, Lots 1 & 2  
change in tenancy - *Oppenheimer Holdings, Inc.*

Application is seeking a change in tenancy for an office use.  
**Eligible voters: DeAngelis, Cefolo-Pane, Feith, Guerin, Buchholz**

11. **Stress and Anxiety Services of NJ, LLC** **Application #17SPW-15**  
195 Columbia Turnpike  
Block 1901, Lot 1  
change in tenancy

Applicant is seeking approval for a change in tenancy for an office use.  
**Eligible voters: DeAngelis, Cefolo-Pane, Feith, Guerin, Buchholz**

12. **25 Vreeland Venture, LLC** **Application #17SPW-16**  
25A Vreeland Road  
Block 301, Lot 14  
change in tenancy – *Rayfield & Licata, PC*

Applicant is seeking approval for a change in tenancy for an office use.  
**Eligible voters: DeAngelis, Cefolo-Pane, Feith, Guerin, Buchholz**

**Extension of Approval Request:**

13. **S.A. Realty, LLC** **Application # 06SP-1 & 10SP-8**  
29 Hanover Road  
Block 201, Lot 13

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

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

14. **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 requests to be carried to the October 2, 2017 meeting.

**Ordinance Changes:**

15. Discussion and endorsement of various ordinance amendments – *Bob Michaels*

Adjourn.

Dated: September 11, 2017

Marlene Rawson  
Board Secretary