

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
April 9, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 9, 2018 at 6:30p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Inglesino, Esq. Board Attorney

Statement of Adequate Notice:

Mr. DeAngelis issued the following statement:

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

Site Plan Waivers:

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| 4. | <u>KBS II 100-200 Campus Drive, LLC</u> | <u>Application #18SPW-8</u> |
| | 100 Campus Drive | <i>Collectar Biosciences</i> |
| | Block 1201, Lot 7 | |

Applicant is seeking approval for a change in tenancy

Christopher Quinn, Esq. represented the applicant. Lynn Bell, company representative for Collectar Biosciences was sworn in. He stated that the building is in the C-4 zone and is 73% occupied.

Ms. Bell confirmed that the company is a biomedical science company. The space will be used for executive offices. They will have a maximum of 13 employees at this location. There are no client visits. The hours are from 9am-5pm, Monday to Friday.

There were no questions from the Board or the Public. Mike Sgaramella verified that all needed information has been provided.

Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to approve the application, second by Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to approve the application.

5. **23 Vreeland Venture, LLC**
23 Vreeland Road
Block 301, Lot 13

Application #18SPW-9
Alzheimer's Association

Applicant is seeking approval for a change in tenancy.

Steven Schaffer, Esq. represented the applicant. Eric Maurer, Director of Leasing for Eastman Management Co., and Cheryl Francione, Executive Director of Alzheimer's Association, were sworn in.

Mr. Maurer stated that there are 280 parking spaces on site which is a surplus amount. The tenant is taking approximately 2100 square feet on the first floor. It is an office use only.

Ms. Francione said that they service 14 counties in New Jersey and the space will be used for their administrative offices. They will have eight full time staff. The hours are from 9am-5pm, Monday to Friday. Most client communication is done online or phone. Client visits to the site may be once per day.

Mr. Maurer reiterated that there is ample parking.

There were no questions from the Board or the Public. Mike Sgaramella verified that all needed information has been provided.

Mr. DeAngelis called for a motion.

Mr. Guerin made a motion to approve the application, second by Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to approve the application.

On a motion duly made and seconded the meeting was adjourned at 6:50p.m.

April 9, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
April 9, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, April 9, 2018 at 6:30 p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

1. Call to Order.
2. Adequate notice has been given in accordance with the Sunshine Law.
3. Announcement – There will be no new testimony after 9:30 p.m.

Members Present:

Mr. Michael DeAngelis – Chairman
Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mrs. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. Gary Feith
Mr. Joseph Guerin
Mr. John Buchholz
Mr. Dave Roberts (1st Alt)

Members Absent:

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. John Inglesino, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the March 26, 2018 meeting.

Mr. Guerin made a motion to approve the minutes, second by Mr. Cannilla.

Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Resolution of Approval:

- | | | |
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| 7. | <u>Robert A. Goodman & Co., LLP</u>
26 Columbia Turnpike
Block 302, Lot 4 | <u>Application #18SPW-7</u>
change in tenancy |
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Applicant is seeking approval for a change in tenancy.

Mr. Feith made a motion to approve the resolution, second by Mr. Cannilla.

Roll: On a roll call vote all members present and eligible voted to approve the resolution.

Mr. DeAngelis asked that Board members read the latest edition of the N.J. Planner newsletter because there are some interesting articles in it. He also asked everyone to complete the online storm water management training

that is now a requirement for them. In addition, he reminded Board members to file the Financial Disclosure Statement as the deadline is the end of April.

Seeing no other business, Mr. DeAngelis called for a motion to adjourn.

On a motion duly made and seconded the meeting was adjourned at 7:00p.m.

Marlene Rawson
Board Secretary

April 9, 2018