

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
August 6, 2018**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, August 6, 2018 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
- John Buchholz
- David Roberts, 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. **The UPS Store**  
186 Columbia Tnpk. (Regency)  
Block 801, Lot 2

**Application # 18SPW-13**

Applicant is seeking approval for a change in tenancy.

5. **LSREF Turtle, LLC**  
180 Park Avenue  
Block 1401, lot 4

**Application #18SPW-14**  
USI Insurance Services, LLC

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

**Ordinance Review (initial, pending introduction)**

6. Ordinance #18-9, amending C-2 Zone (Alfieri)  
An Ordinance to create a Mandatory Affordable Housing Set-Aside on Multi-Family Residential Housing  
An Ordinance to create Accessory Apartments

**Minor Site Plan, Site Plan Waiver (discussion)**

7. Introduction of "Minor Site Plan" for certain types of development applications  
Site Plan Waiver approval changes for certain applications

Adjourn

Dated: August 6, 2018

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
August 6, 2018**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, August 6, 2018 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
- John Buchholz
- David Roberts, 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 9, 2018 meeting.

**Eligible voters: DeAngelis, Cefolo-Pane, Cannilla, Guerin, Buchholz, Roberts**

**Resolution of Approval:**

7. **54 Broadway Deli**  
54 Broadway  
Block 3401, Lot 28

**Application # 18SPW-10**  
change of tenancy

Applicant is seeking approval for a change in tenancy for a delicatessen business.

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

8. **Apex Tigers Martial Arts, LLC**  
79 Hanover Road  
Block 201, Lot 5

**Application #18SPW-11**  
change of tenancy

Applicant is seeking approval for a change in tenancy for a martial arts training facility.

**Eligible voters: DeAngelis, Margulies, Taylor, Cefolo-Pane, Cannilla, Guerin, Roberts**

