

**Borough of Florham Park
Planning Board
Work Session Agenda
February 12, 2018**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, February 12, 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, 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. **Sports Clips**
176 Columbia Turnpike
Block 804, Lots 1 & 2

Application # 18SPW-4
change in tenancy

Applicant is seeking approval for a change in tenancy.

Ordinance Review:

5. 147 Columbia Turnpike
Block 1903, Lot 5
MF-6 Zone (proposed)
6. 215 Ridgedale Avenue
Block 801, Lots 4 & 5
MF-8 Zone (proposed)
7. 2 Vreeland Road
Block 303, Lot 11
MF-9 Zone (proposed)

Adjourn

Dated: February 12, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
February 12, 2018**

Notice:

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, February 12, 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, 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 January 22, 2018 meeting.

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

Resolution of Approval:

7. **25 Vreeland Venture, LLC**
25A Vreeland Road
Block 301, Lot 13

Application #18SPW-3

change in tenancy (*Hutchison Medipharma*)

Applicant is seeking approval for a change in tenancy.

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

Introduced Ordinances - Formal Review and Referral

8. **Ordinance #18-1**

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK IN ORDER TO CREATE A MF-7 MULTIFAMILY RESIDENTIAL ZONE, AND IN ORDER TO RE-ZONE CERTAIN PROPERTIES TO THE MF-7 MULTIFAMILY RESIDENTIAL ZONE.

9. **Ordinance #18-2**

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 250 "ZONING" OF THE BOROUGH CODE.

Major Subdivision and Site Plan:

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. Carried from the January 22, 2018 meeting without further notice.

Eligible voters: DeAngelis, Margulies, Taylor, Cefolo-Pane, Cannilla, Guerin, Roberts (*Feith, Buchholz must listen to recording transcript*)

Adjourn.

Dated: February 12, 2018

Marlene Rawson
Board Secretary