

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
November 18, 2019**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, November 18, 2019 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
- Kristen Santoro, 1<sup>st</sup> Alt.

**Professionals:**

John Inglesino, Board Attorney  
John Wyciskala, Board Attorney  
Dean Donatelli, Board Attorney  
Katherine O’Kane, 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: November 18, 2019

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
November 18, 2019**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, November 18, 2019 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
- Kristen Santoro, 1<sup>st</sup> Alt

**Professionals:**

John Inglesino, Board Attorney  
John Wyciskala, Board Attorney  
Dean Donatelli, Board Attorney  
Katherine O’Kane, 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 November 4, 2019 meeting.

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

**Resolution of Approval:**

7. **Flo-Park Associates**  
182 Ridgedale Avenue  
Block 1902, Lot 1

**Application #19SP-3 & 19SPW-13**

Applicant is seeking approval for parking lot modifications and a change in tenancy for a fitness center (Orangetheory Fitness).

Eligible voters: **DeAngelis, Taylor, Cannilla, Feith, Margulies, Roberts**

**Preliminary and Final Major Site Plan:**

8. **Palmont Associates, LLC**  
147 Columbia Turnpike  
Block 1903, Lot 5

**Application #19SP-4**

Applicant is seeking preliminary and final major site plan approval for the construction of 126 residential rental units in 2 separate buildings.

Carried from the November 4, 2019 meeting without further notice.

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

*Adjourn.*

Dated: November 18, 2019

Marlene Rawson  
Board Secretary