

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
March 26, 2018**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 26, 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

Members Absent:

Mr. Dave Roberts (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. Dean Donatelli, 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:

- | | | |
|-----------|--|---|
| 1. | <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.

Deborah Griffel, Esq. represented the application. Howard Zymet, partner in the firm, was sworn in.

Mr. Zymet testified that this is a CPA firm consisting of two partners. They are occupying 2500 square feet of space. There are no other employees. Client visits are rare as most of their clients are in Manhattan.

Mike Sgaramella had no further questions. The meeting was opened to the Public.

Seeing no questions or comments, Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to approve the application, second by Mrs. Cefolo-Pane.
Roll: On a roll call vote all members present and eligible voted to approve the application.

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 6:35p.m.

March 26, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
March 26, 2018**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 26, 2018 at 6:35 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

Members Absent:

Mr. Dave Roberts (1st Alt)

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. Robert Michaels, Borough Planner
Mr. Dean Donatelli, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the March 12, 2018 meeting.

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

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>Nonna's Pizzeria</u>
176 Columbia Turnpike
Block 804, lot 1 | <u>Application #18SPW-6</u>
storage area |
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Applicant is seeking approval to utilize vacant space for a storage area.

Mr. Feith made a motion to approve the resolution, second Mrs. Margulies

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

Major Subdivision:

- | | | |
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| 8. | <u>Remo DiPopolo</u>
251 Brooklake Road
Block 2009, Lot 1 | <u>Application #18MSD-1</u>
major subdivision
R-15 Zone |
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Applicant is seeking approval for a 2 lot subdivision with variances.
Carried from the March 12, 2018 meeting without further notice or publication.

Applicant requested that the application be carried to the April 23, 2018 meeting without further notice or publication.

Mr. Cannilla made a motion to carry the application, second Mr. Feith.
Roll: On a roll call vote all members present and eligible voted to carry the application.

Mr. DeAngelis reminded the Board that this application should not be discussed among each other or with anyone else. This includes a letter that has been received that will likely be presented in person by the writer at the April 23, 2018 meeting that this is carried to.

On a motion duly made and seconded the meeting was adjourned at 6:55p.m.

Marlene Rawson
Board Secretary

March 26, 2018