

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
May 7, 2018**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, May 7, 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:**

*None*

Adjourn

Dated: May 7, 2018

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
May 7, 2018**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, May 7, 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 April 23, 2018 meeting.

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

**Resolution of Approval:**

7. **KBS II 100-200 Campus Drive, LLC**  
100 Campus Drive  
Block 1201, Lot 7

**Application #18SPW-8**  
*Collectar Biosciences*

Applicant is seeking approval for a change in tenancy

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

8. **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.

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

9. **Pulte Homes of NJ** **Application # 17SP-3 & 17MSD-2**  
86 Park Avenue preliminary and final site plan  
Block 1401, Lot 1.06

Applicant is seeking approval for the construction of a 425 unit age-restricted residential community.  
**Eligible voters: DeAngelis, Margulies, Cefolo-Pane, Guerin, Feith, Buchholz, Roberts**

11. **70-76 Passaic Avenue, LLC** **Application #15SP-2 & 17SPW-7**  
Florham Park Sports Dome  
Blocks 4202, Lots 4 & 5  
Block 42, Lot 8 (Chatham)

Applicant is seeking a one year extension of previously granted development approvals.  
**Eligible voters: Margulies, Cefolo-Pane, Cannilla, Feith, Guerin, Buchholz, Roberts**

**Major Subdivision:**

10. **Remo DiPopolo** **Application #18MSD-1**  
251 Brooklake Road major subdivision  
Block 2009, Lot 1 R-15 Zone

Applicant is seeking approval for a 2 lot subdivision with variances.  
Carried from the March 12, 2018 meeting without further notice or publication.

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

**Ordinance Review and Referral:**

11. #18-9: MF-9 Multifamily Residential Zone  
#18-10: MF-8 Multifamily Residential Zone  
#18-11: MF-6 Multifamily Residential Zone  
#18-12: Amending Improved Lot Coverage for R-7 Zone

Adjourn.

Dated: May 7, 2018

Marlene Rawson  
Board Secretary