

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
October 22, 2018**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, October 22, 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:**

1. **25 Vreeland Venture, LLC**  
25A Vreeland Road  
Block 301, Lot 14

**Application # 18SPW-17**  
TG-17, LLC

Applicant is seeking approval for a change in tenancy.

Adjourn

Dated: October 22, 2018

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
October 22, 2018**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, October 22, 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 September 24, 2018 meeting.  
**Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Guerin, Roberts**

**Resolution of Approval:**

7. **Modern Acupuncture** **Application # 18SPW-15**  
176 Columbia Turnpike  
Block 804, Lot 1

Applicant is seeking a change in tenancy for an acupuncture therapy office.

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

8. **LSREF Turtle, LLC** **Application # 18SPW-16**  
180 Park Avenue *Transwestern Commercial Services*  
Block 1401, Lot 4

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

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

9. **Braemar Homes, LLC**  
2 Vreeland Road  
Block 303, Lot 11

**Application #18SP-6**  
MF-9 zone

Applicant is seeking approval to construct 49 residential units consisting of townhouses and garden apartments.

*Application must also be voted on.*

**Eligible voters: DeAngelis, Taylor, Cannilla, Guerin, Roberts**

**Preliminary and Final Major Subdivision:**

10. **64 Ridgedale Avenue, LLC**  
64 Ridgedale Avenue  
Block 2804, Lot 19

**Application #18MSD-3**  
R-15 Zone

Applicant is seeking approval for a 5 lot subdivision on a 3.28 acre parcel.

Adjourn.

Dated: October 22, 2018

Marlene Rawson  
Board Secretary