

**Borough of Florham Park
Planning Board
Work Session Agenda
September 24, 2018**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, September 24, 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. **Modern Acupuncture** **Application # 18SPW-15**
176 Columbia Turnpike
Block 804, Lot 1

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

5. **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.

Adjourn

Dated: September 24, 2018

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
September 24, 2018**

Notice:

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, September 24, 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 August 6, 2018 meeting.

Eligible voters: DeAngelis, Taylor, Margulies, Feith, Guerin, Buchholz, Roberts

Resolution of Approval:

7. **The UPS Store** **Application # 18SPW-13**
186 Columbia Tnpk. (Regency)
Block 801, Lot 2

Applicant is seeking approval for a change in tenancy.

Eligible voters: DeAngelis, Taylor, Margulies, Feith, Guerin, Buchholz, Roberts

8. **LSREF Turtle, LLC** **Application # 18SPW-14**
180 Park Avenue
Block 1401, lot 4
USI Insurance Services, LLC

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

Eligible voters: DeAngelis, Taylor, Margulies, Feith, Guerin, Buchholz, Roberts

Ordinance Review:

- AFFORDABLE ACCESSORY APARTMENTS
- MANDATORY AFFORDABLE HOUSING SET ASIDE
- AMENDING AND SUPPLEMENTING SECTIONS 250-56 & 250-58 OF THE ZONING CODE (C-2 ZONE)

Proposed Ordinance Changes:

*Minor Site Plans and Site Plan Waivers as discussed at the August 6, 2018 Planning Board meeting.
Proposed ordinance amendments provided.*

Preliminary and Final Site Plan:

- | | | |
|----|--|--|
| 9. | <u>Braemar Homes, LLC</u>
2 Vreeland Road
Block 303, Lot 11 | <u>Application #18SP-6</u>
MF-9 zone |
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Applicant is seeking approval to construct 49 residential units consisting of townhouses and garden apartments.

Carried from the August 6, 2018 meeting without further notice.

Eligible voters: DeAngelis, Taylor, Margulies, Feith, Guerin, Roberts

Adjourn.

Dated: September 24, 2018

Marlene Rawson
Board Secretary