

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
August 19, 2019**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, August 19, 2019 at 6:00 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:**

4. **Florham Park Properties, LLC**  
177 Columbia Turnpike  
Block 1901, Lot 10

**Application #19SPW-15**

Applicant is seeking approval for the installation of a decorative fence.

5. **Florham Park Fitness**  
187 Columbia Turnpike  
Block 1901, Lot 2

**Application #19SPW-17**

Applicant is seeking approval for the expansion of an existing fitness center.

Adjourn

Dated: August 19, 2019

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
August 19, 2019**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, August 19, 2019 at 6:00 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 9:00 p.m.
5. All Board Professionals have been sworn in

**Approval of Minutes:**

6. Approval of the minutes of the July 8, 2019 meeting.

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

**Resolution of Approval:**

7. **Coviello Brothers Greenhouse Property, Inc.**  
42-58 Brooklake Road  
Block 4101, Lots 5, 6, 25

**Application #14MSD-2**

Applicant is seeking final major subdivision approval for 25 lots consisting of 23 building lots, a sewer pump station lot, and a conservation lot.

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

**Site Plan:**

7. **FloPark Associates**  
182 Ridgedale Avenue  
Block 1902, Lot 1

**Application #19SP-3**

Applicant is seeking approval for parking lot modifications.

8. **FloPark Associates**  
182 Ridgedale Avenue  
Block 1902, Lot 1

**Application ##19SPW-13**

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

Adjourn.

Dated: August 19, 2019

Marlene Rawson  
Board Secretary