

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
March 25, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 25, 2019 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. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Inglesino, 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:

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| 1. | <u>KBSII 100-200 Campus Drive, LLC</u>
Logical Design Solutions
200 Campus Drive
Block 1201, Lot 5 | <u>Application #19SPW-5</u> |
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Applicant is seeking approval for a change in tenancy.

Christopher Quinn, Esq. represented the applicant. Thomas Lynch, real estate manager for KBS was sworn in. The tenant is a business consulting company who is currently leasing space in 100 Campus Drive and is relocating to 200 Campus Drive.

The space is 843 square feet and they have 26 employees. This is for general office use and they will have minimal client traffic. There is a tenant sign closer to the building that has already received approval. The tenant signage will be moved from the 100 Campus Drive tenant sign to the 200 Campus Drive tenant sign.

Thomas Lynch, Real Estate Manager concurred with all of the statements of Mr. Quinn.

There were no questions from the Board or the Public. Mr. DeAngelis called for a motion.

Mr. Guerin 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.

2. **Litvak & Trifoliis, PC**

30A Vreeland Road

Block 302, Lot 1

Application #19SPW-6

Applicant is seeking approval for a change in tenancy. Thomas Griffin, Esq. represented the applicant. They are leasing space that was previously occupied by another law firm. They have eleven employees but they will not all be in the office at the same time. There is very infrequent client traffic.

Mike Sgaramella stated that the tenant parking data is incomplete and the next tenant change should include a plan that incorporates all the tenants. However, he did say that he visited the site and there is abundant parking and no issues in that regard.

Mr. Cannilla made a motion to approve the application, second by Mrs. Margulies

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 6:45p.m.

March 25, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
March 25, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, March 25, 2019 at 6:45 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. David Roberts
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mr. John Buchholz

Also Present:

Mr. Michael Sgaramella, Borough Engineer
Mr. John Inglesino, Esq. Board Attorney

Approval of Minutes:

11. Approval of minutes from the March 11, 2019 meeting.

Mr. Guerin made a motion to approve the minutes, second by Mayor Taylor
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Resolution of Approval:

- | | |
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| <p>7. <u>Lapp Holding, NA</u>
29 Hanover Road
Block 201, Lot 3</p> | <p><u>Application # 19SPW-3</u></p> |
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Applicant is seeking approval for a non-conforming sign.
Mr. Guerin made a motion to approve the resolution, second by Mr. Feith
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Mr. DeAngelis asked everyone to read the latest edition of the NJ Planner newsletter because there are some interesting case law articles. He also reminded everyone to complete the Financial Disclosure Statements once they received.

On a motion duly made and seconded the meeting was adjourned at 7:00p.m.