

**Borough of Florham Park
Planning Board
Work Session Meeting Minutes
May 13, 2019**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 13, 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. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. John Buchholz
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mr. Gary Feith
Mr. Joseph Guerin
Mr. David Roberts

Also Present:

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:

None

Mr. DeAngelis acknowledged receipt of the Zoning Board of Adjustment’s 2018 Annual Report.

On a motion duly made and seconded the meeting was adjourned at 6:35p.m.

May 13, 2019

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Minutes
May 13, 2019**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, May 13, 2019 at 6:30 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. Carmen Cefolo-Pane
Mr. Michael Cannilla
Mr. John Buchholz
Ms. Kristen Santoro (1st Alt)

Members Absent:

Mrs. Jane Margulies – Vice Chairman
Mayor Mark Taylor
Mr. Gary Feith
Mr. Joseph Guerin
Mr. David Roberts

Also Present:

Mr. John Inglesino, Esq. Board Attorney

Approval of Minutes:

4. Approval of minutes from the April 8, 2019 meeting.

Mr. Cannilla made a motion to approve the minutes, second Mr. Buchholz
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

Resolutions of Approval:

5. **LSREF4 Turtle, LLC – Celularity** **Application #19SPW-8**
170 Park Avenue
Block 1401, Lot 3.01

Applicant is seeking approval for the installation of two concrete pads.
Mr. Buchholz made a motion to approve the resolution, second Mr. DeAngelis
Roll: On a roll call vote all members present and eligible voted to approve the resolution.

6. **LSREF4 Turtle, LLC – (“CF”)** **Application #19SPW-9**
180 Park Avenue
Block 1401, Lot 4

Applicant is seeking approval for a change in tenancy.
Mr. Cannilla made a motion to approve the resolution, second Mr. Buchholz
Roll: On a roll call vote all members present and eligible voted to approve the resolution

7. **Alfieri Florham Park, LLC**

Application #87A

Columbia Turnpike
Block 501, Lot 4,
Blocks 601, Lots 1, 2, 3
Block 702, Lot 9

Applicant is seeking an extension of previously granted development approvals for Phase I and Phase II identified in the Stipulation of Settlement.

Ms. Santoro made a motion to approve the resolution, second Mr. Buchholz

Roll: On a roll call vote all members present and eligible voted to approve the resolution

Site Plan Waiver with Parking Variance:

8. **The Exercise Coach**

Application # 19SPW-10 (V)

186 Columbia Turnpike
Block 801, Lot 2

Applicant is seeking approval for a change in tenancy for a low intensity personal training and fitness studio.

Ms. Santoro recused herself from the application. There was an insufficient number of eligible voters.

Mr. Cannilla made a motion to approve the carry the application to the June 10, 2019 meeting without further notice or publication, second Mrs. Cefolo-Pane

Roll: On a roll call vote all members present and eligible voted to carry the application.

Extension of Approval:

9. **Rock GW, LLC**

The Green at Florham Park
Block 1401, Lot 1

Applicant is seeking an extension of previously granted General Development Plan Approval for the Green at Florham Park.

At the request of the Applicant, this application is rescheduled to the June 10, 2019 meeting.

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

Marlene Rawson
Board Secretary

May 13, 2019