

NOTICE

A MEETING of the Planning Board of the Borough of Florham Park will be held on Monday, June 22, 2020 **beginning at 6:30 PM**. The meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020 which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and has directed residents to quarantine and practice social distancing.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Florham Park Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

- a. "Zoom Meeting" link at **<https://zoom.us/j/94541683508>**; or
- b. Phone numbers: **(312) 626-6799 or (646) 558-8656 or (301) 715-8592 or (346) 248-7799 or (669) 900-9128 or (253) 215-8782**. For the call, the Webinar ID is **945 4168 3508**.

Zoom attendees wishing to contribute during the Public Comment/Question portion of each agenda item must click the "raise hand" button in order to indicate to the Board Chair or Secretary the attendee's desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number.

Upon having a "raised hand" acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments after being sworn in.

The Board retains discretion to curtail each commenter's opportunity to speak and will mute the speaking attendee's connection at the end of their time. You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at **<https://zoom.us/test>**.

Any questions can be directed to the Planning Board Secretary, Marlene Rawson at **(973) 410-5301** or at **mrawson@fpboro.net**. All application documents and exhibits may be viewed on the Borough website, **www.fpboro.net**.

The agenda, to the extent now known, is as follows. Formal action may be taken.

**Borough of Florham Park
Planning Board
Work Session Agenda
June 22, 2020**

Work Session:

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Gary Feith
- John Buchholz
- David Roberts
- Jeffrey Noss
- Sid Dvorkin
- Joseph Guerin, 1st Alt.
- Jeffrey Hegan, 2nd Alt.

Professionals:

John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Dean Donatelli, Board Attorney
Katherine Sarmad, Board Planner
Michael Sgaramella, Board Engineer

Board Secretary:

Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act and as set forth above.

Site Plan Waivers:

4. *Administratively Approved:*

- 20SPW-2 – CBRE Insperity Support Services
- 20SPW-4 – CBRE Global Tax Management
- 20SPW-5 – 23 Vreeland Road, LLC Hockman Lewis

Adjourn

Dated: June 22, 2020

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
June 22, 2020**

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Gary Feith
- John Buchholz
- David Roberts
- Jeffrey Noss
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Michael Sgaramella, Board Engineer

Board Secretary:

Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act and as set forth above.
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 March 9, 2020 meeting.

Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Buchholz, Roberts, Noss, Dvorkin, Hegan

Minor Site Plan

7. **Regency Plaza, LLC** **Application #20SP-3**
186 Columbia Turnpike
Block 801, Lot 2

Applicant is proposing to add three parking spaces at an existing retail site.

Minor Subdivision and Preliminary & Final Major Site Plan

8. **Toll Brothers Inc. @ Sisters of Charity** **Application #20MSD-1 & 20SP-1**
2 Convent Road
Block 1301, Lot 2 (prop. Lot 2.01)

Applicant is seeking approval for a minor subdivision of 22.17 acres and preliminary and final major site plan for the construction of 150 attached residential units.

Carried from the March 9, 2020 meeting.

Eligible voters: DeAngelis, Taylor, Cefolo-Pane, Feith, Buchholz, Roberts, Noss, Dvorkin

Public Hearing:

9. *ASCO Redevelopment Study*

10. *LCS draft ordinance review*

Adjourn.

Dated: June 22, 2020

Marlene Rawson
Board Secretary