

LEGAL NOTICE  
FLORHAM PARK PLANNING BOARD  
REVISED MEETING FORMAT  
ZOOM WEBINAR ON MONDAY, March 22, 2021

PLEASE TAKE NOTICE, that in accordance with the Executive Orders signed by Governor Murphy, and in an effort to follow guidelines recommended by the Centers of Disease Control, the Borough of Florham Park Planning Board will convene its regularly scheduled public meeting by way of a Zoom webinar on Monday, March 22, 2021 beginning at 6:30p.m.

Please note that the Board Secretary will open the meeting to the public to participate through Zoom at the appropriate time.

During the meeting, members of the public will be muted until the public question and comment portions of the meeting are opened, and then unmuted to allow for public questions or comments. Please note that while muted, the public will still be able to hear the Planning Board conduct business. The public portion will be opened by the Board Secretary following the conclusion of each professional's testimony or the conclusion of formal business. Once the public portion is concluded, the public will again be muted for the duration of the meeting.

Any member of the public who wishes to participate in the Zoom webinar meeting may do so by joining through the web link:

<https://zoom.us/j/92176430747>

Or iPhone one-tap :

US: +13126266799,,92176430747# or +16465588656,,92176430747#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128  
or +1 253 215 8782

Webinar ID: 921 7643 0747

International numbers available: <https://zoom.us/u/ad2SFbbPmC>

Marlene Rawson  
Board Secretary

The Agenda as it is now known is as follows:

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
March 22, 2021  
*Held remotely via ZOOM***

**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, 1<sup>st</sup> Alt.
- Jeffrey Hegan, 2<sup>nd</sup> 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.

**Site Plan Waivers:**

- 4: **Pet Supplies Plus**  
176 Columbia Turnpike  
Block 804, Lot 1

**Application #21SPW-08**

Applicant is seeking approval for modifications to dumpster enclosures.

4. *Administratively Approved:*  
21SPW-04: Playa Bowls (change in tenancy for a restaurant)  
21SPW-06: Ridgedale Plaza Associates (Colao Law) (change in tenancy for a law office)

Adjourn

Dated: March 22, 2021

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
March 22, 2021  
Held Remotely via ZOOM**

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, 1<sup>st</sup> Alt.
- Jeffrey Hegan, 2<sup>nd</sup> 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.
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 8, 2021 meeting.  
**Eligible voters: DeAngelis, Taylor, Margulies, Feith, Buchholz, Roberts, Noss, Dvorkin, Guerin, Hegan**

**Resolution of Approval:**

7. **Toll Brothers, Inc.**                      **Application #20MSD-1**  
2 Convent Road  
Block 1301, Lot 2

Applicant is requesting an extension of the minor subdivision approval to February 16, 2022.  
**Eligible voters: DeAngelis, Taylor, Margulies, Cefolo-Pane, Feith, Roberts, Noss, Dvorkin, Guerin, Hegan**

8. **Celularity, Inc.**                              **Application #21SV-01**  
170 Park Avenue  
Block 1401, Lot 3.01

Applicant is seeking approval for the installation of a wall sign.  
**Eligible voters: DeAngelis, Taylor, Margulies, Feith, Buchholz, Roberts, Noss, Dvorkin, Guerin, Hegan**

**Preliminary and Final Major Subdivision:**

9. **Rock GW, LLC**                              **Application # 21MSD-01**  
41 Elm Street  
Block 1402, Lot 1.03

Applicant is seeking approval for a subdivision of land to be conveyed to the Borough of Florham Park.

Adjourn.

Dated: March 22, 2021

Marlene Rawson  
Board Secretary