

**Borough of Florham Park
Planning Board
Work Session Agenda
July 14, 2025**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, July 14, 2025 at 6:30 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
- ☐ Joseph Guerin, Vice Chairman
- ☐ Mark Taylor, Mayor
- ☐ Kristen Santoro, Liaison
- ☐ Gary Feith
- ☐ David Roberts
- ☐ Jeffrey Noss
- ☐ Sid Dvorkin
- ☐ Jeffrey Hegan
- ☐ Vacant (1st alt)
- ☐ Vacant (2nd alt)

Professionals:

Derek Orth, Board Attorney
John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Katherine Sarmad, Board Planner
Harbor Consultants, Board Engineer

Board Secretary:

Marlene Rawson

3. Adequate notice of this meeting was given by publishing a legal notice in the official newspapers of Florham Park and by posting on the Borough's official bulletin board in the Municipal Building.

Site Plan Waivers:

Administratively Approved:

4. Speedy Mart, 182 Ridgedale Avenue. Change in ownership of an existing convenience store.

Adjourn

Dated: July 14, 2025

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
July 14, 2025**

Notice:

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, July 14, 2025 at 6:30 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
- ☐ Joseph Guerin, Vice Chairman
- ☐ Mark Taylor, Mayor
- ☐ Kristen Santoro, Liaison
- ☐ Gary Feith
- ☐ David Roberts
- ☐ Jeffrey Noss
- ☐ Sid Dvorkin
- ☐ Jeffrey Hegan
- ☐ Vacant (1st alt)
- ☐ Vacant (2nd alt)

Professionals:

Derek Orth, Board Attorney
John Inglesino, Board Attorney
John Wyciskala, Board Attorney
Katherine Sarmad, Board Planner
Harbor Consultants, 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, June 23, 2025 meeting.

Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Dvorkin, Noss

Resolution of Approval:

7. **McDonalds USA, LLC**
176 & 180 Columbia Turnpike
Block 804, Lots 1 & 2

Application #22SP-5

Applicant is seeking a one-year extension of a previously granted amended preliminary and final major site plan approval with a new expiration date of May 22, 2026.

Eligible voters: DeAngelis, Guerin, Taylor, Santoro, Feith, Dvorkin, Noss, Roberts, Hegan

Amended Preliminary and Final Major Subdivision:

8. **Coviello Brothers Greenhouse Property, Inc.**
42 & 48 Brooklake Road
Block 4101, Lots 5, 6, 25

Application #25MSD-1

Applicant is seeking amended preliminary and final major subdivision with variance relief to permit three roadways servicing 23 single-family dwelling lots, a sewer pump station lot and a remainder lot.

Adjourn.

Dated: July 14, 2025

Marlene Rawson
Board Secretary