

**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 (1<sup>st</sup> alt)
- Vacant (2<sup>nd</sup> 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 (1<sup>st</sup> alt)
- Vacant (2<sup>nd</sup> 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