

**Borough of Florham Park
Planning Board
Work Session Agenda
October 27, 2025**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, October 27, 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:

25SPW-20 – Windels, Marx, Lane & Mittendorf, LLP, 600 Campus Drive. Change in tenancy for general law office.

25SPW-21 – Mirion-Capintec, 5 Vreeland Road. Change in tenancy for raw material storage used at their assembly/manufacturing facility at 7 Vreeland Road.

25SPW-22 -Novalis Roofing & Siding, 93 Passaic Avenue. Change in tenancy for general office and storage use.

25SPW-23 – European Wax Center, Florham Village. Change in tenancy for a waxing salon (former waxing salon).

25SPW-24 – EpiGlow/Aesthe by MD, 66 Ridgedale Avenue. Change in tenancy for a medical office.

25SPW-25 – Riverbend Developers, Passaic Avenue. Conversion of garage space to bedroom in superintendent unit.

25SPW-26 – Forensic Psychology & Neuropsychology, 30A Vreeland Road. Change in tenancy for consulting business.

25SPW-27 – Espos Test Prep, 30B Vreeland Road. Change in tenancy for general office space and training meetings.

Adjourn

Dated: October 27, 2025

Marlene Rawson
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
October 27, 2025**

Notice:

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, October 27, 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, August 11, 2025 meeting.

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

Resolution of Approval:

7. **Coviello Brothers Greenhouse Property, Inc.** **Application #25MSD-1**
42 & 48 Brooklake Road
Block 4101, Lots 5, 6, 25

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.

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

Adjourn.

Dated: October 27, 2025

Marlene Rawson
Board Secretary