



BOROUGH COUNCIL  
BOROUGH OF FLORHAM PARK

*Regular Meeting Agenda*  
Thursday, February 19, 2026  
6:30 p.m.

- I. **MEETING - CALL TO ORDER** **Mayor Taylor**
- The meeting will be called to order at 6:30 p.m.
- II. **PLEDGE OF ALLEGIANCE** **Mayor Taylor**
- Mayor Taylor will lead the Pledge of Allegiance
- III. **OPEN PUBLIC MEETINGS ACT STATEMENT** **Mayor Taylor**
- Mayor Taylor will ask the Clerk to enter into the minutes that the statutory requirements of the Open Public Meetings Act (OPMA) have been met
- IV. **ROLL CALL** **Borough Clerk**
- Roll Call of Governing Body Members
- V. **COMMISSION APPOINTMENT** **Mayor Taylor**
- Mayor Taylor will ask for approval of the following appointment:
- Sid Dvorkin to Environmental Commission*
- VI. **MINUTES FOR APPROVAL AND ADOPTION** **Mayor Taylor**
- *December 18, 2025 Regular Meeting*
  - *December 18, 2025 Executive Session*
  - *December 13, 2025 Special Meeting*

## **VII. ORDINANCE FOR PUBLIC HEARING & ADOPTION**

**Council President Carpenter**

- #26-01** An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, Amending Chapter 238 "Vehicles and Traffic", Section 238-11 "Stopping or Standing Prohibited During Certain Hours on Certain Streets" of the Code of Ordinances of the Borough of Florham Park

## **VIII. ORDINANCES FOR INTRODUCTION**

**Councilwoman Santoro**

- #26-02** An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, Amending Chapter 250 "Zoning" of the Borough Code of Ordinances, to Repeal Existing Sections 7.3 "Mandatory Development Fees", 7.4 "Mandatory Set-Aside", 7.5 "Affordable Housing Regulations", and Replace Them In Their Entirety

**Councilwoman Santoro**

- #26-03** An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, to Adopt a Redevelopment Plan for 50 Hanover Road, Block 303, Lots 5 and 12, and to Amend the Zoning Ordinance and Zoning Map to Incorporate Such Redevelopment Plan

**Councilwoman Santoro**

- #26-04** An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, Amending Chapter 250 "Zoning" of the Borough Code of Ordinances, to Add a New Article XXVIII Entitled "UMU-Overlay (University Mixed-Use Overlay) Zone"

**Councilwoman Santoro**

- #26-05** An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, Amending Chapter 250 "Zoning" of the Borough Code of Ordinances, Article XIII, MF-4 Multifamily Residential Zones to Add Standards for One-Bedroom Townhomes and to Permit Cellular (Wireless) Telecommunications Antenna as a Conditional Use

## **IX. CONSENT AGENDA – RESOLUTIONS**

**Council President Carpenter**

*All matters listed on the Consent Agenda are considered to be routine and will be adopted by a single motion. There will be no separate discussion on these items. If a discussion is requested on a specific Resolution, the Resolution will be removed from the Consent Agenda and considered separately.*

- #26-50** AUTHORIZING SHARED SERVICES AGREEMENT BY AND BETWEEN THE FLORHAM PARK BOARD OF EDUCATION AND THE BOROUGH OF FLORHAM PARK FOR SPECIAL LAW ENFORCEMENT OFFICERS (SLEO III)
- #26-51** AUTHORIZING REIMBURSEMENT FOR REPAIR OF PORTION OF TOWN-INSTALLED WATER LINE (40 RIVERSIDE DRIVE)

- #25-52 AUTHORIZING PILOT FIBER NJ LLC TO UTILIZE THE BOROUGH'S RIGHTS-OF-WAY IN THE DEVELOPMENT AND MAINTENANCE OF ITS BROADBAND FIBER OPTIC NETWORK
- #26-53 AUTHORIZING SEWER EQUIPMENT PURSUANT TO PASSAIC VALLEY SEWERAGE COMMISSION OF NEW JERSEY CONTRACT PVSC#B454-24
- #26-54 AUTHORIZING CANCELLATION OF TAXES FOR 301 COLUMBIA TURNPIKE (BLOCK 1602, LOT 5)
- #26-55 AUTHORIZING A WATER OVERPAYMENT REFUND
- #26-56 AUTHORIZING TAX OVERPAYMENT REFUNDS
- #26-57 AUTHORIZING TEMPORARY BUDGET

**X. PAYMENT OF VOUCHERS**

**Malone**

Councilman Malone will ask for a motion to approve the current bills

**XI. PRIVILEGE OF THE FLOOR**

**Mayor Taylor**

*The meeting will be opened for Public Comment with a time limit of four (4) minutes per person each meeting*

**XII. EXECUTIVE SESSION**

Mayor Taylor will ask for a motion to approve Resolution #26-58

**#26-58** A RESOLUTION AUTHORIZING EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS WHICH ARE EXEMPT FROM THE PUBLIC AT THIS TIME:

- *Collective Bargaining Agreement – PBA Local No. 78*
- *Collective Bargaining Agreement – IBT Local No. 469*
- *Contract Negotiations*

The meeting will be closed to the public after adoption of Resolution #26-58.  
The meeting will adjourn after the Executive Session.

**XIII. ADJOURNMENT**

**Mayor Taylor**

Mayor Taylor will reopen the meeting to the public and call for a motion to adjourn.

*The next meeting of the Borough Council is a Work Session scheduled for Tuesday, March 5, 2026 at 6:30pm at the Municipal Building located at 111 Ridgedale Avenue. There will be a Public Information Session prior to the meeting, beginning at 5:30pm.*