

**Borough of Florham Park
Planning Board
Work Session Agenda
March 9, 2026**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, March 9, 2026 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
- Shelby Snow
- Linda Tartaglia
- Vacant (1st alt)
- Vacant (2nd alt)

Professionals:

Derek Orth, Board Attorney
John Inglesino, Board Attorney

Katherine Sarmad, Board Planner
Harbor Consultants, Board Engineer

Board Secretary:

Alyssa Van Liew

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:

- 26SPW-1: Madison Wealth Planners, 23 Vreeland Road. Change in tenancy for an office use.
- 26SPW-2: CoCo Cowork, 23 Vreeland Road. Change in tenancy for an office use.
- 26SPW-3: Amplifi, 25A Vreeland Road. Change in tenancy for an office use.
- 26SPW-5: MKVK 25, LLC, 17 Hanover Road, Suite 240. Change in tenancy for office use.

Adjourn

Dated: March 9, 2026

Alyssa Van Liew
Board Secretary

- **Ordinance #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
- **Ordinance #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”
- **Ordinance #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

Eligible voters: DeAngelis, Guerin, Taylor, Feith, Santoro, Noss, Snow, Tartaglia, Roberts

Adjourn.

Dated: March 9, 2026

Alyssa Van Liew
Board Secretary