



BOROUGH COUNCIL
BOROUGH OF FLORHAM PARK

Special Meeting Agenda
Wednesday, March 11, 2026
6:00 p.m.

I. **MEETING - CALL TO ORDER**

Mayor Taylor

The meeting will be called to order at 6:00 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. **ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

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

VI. 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.

- #26-68** ADOPTING THE BOROUGH OF FLORHAM PARK AFFORDABLE HOUSING TRUST FUND FOURTH ROUND SPENDING PLAN
- #26-69** ADOPTING AN "AFFIRMATIVE MARKETING PLAN"
- #26-70** ENDORSING THE BOROUGH OF FLORHAM PARK'S AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN
- #26-71** ADOPTING AND/OR REAFFIRMING A REHABILITATION PROGRAM MANUAL, AN AFFORDABILITY ASSISTANCE PROGRAM POLICIES AND PROCEDURES MANUAL, AND AN AFFORDABLE HOUSING ADMINISTRATIVE AGENT POLICIES AND PROCEDURES MANUAL

VII. 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

VIII. ADJOURNMENT

Mayor Taylor

Mayor Taylor will call for a motion to adjourn.

The next meeting of the Borough Council is a Regular Meeting scheduled for Thursday, March 19, 2026 at 6:30pm at the Municipal Building located at 111 Ridgedale Avenue.