

**Borough of Florham Park
Planning Board
Work Session Agenda
Sept 14, 2026**

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, September 14, 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
Victor Vinegra(HC), 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-08: Trifecta Build, 325 Columbia Turnpike: Change in tenancy use at said location; it will now be utilized as a medical office

26SPW-12: Four 3 Performance Laboratory, 184 Columbia Turnpike, Unit 14: Change in tenancy use at said location for a tenant fit out for an outpatient physical therapy office within the Crescent Center Shopping Plaza.

26SPW-14: Woof Gang Bakery & Grooming, 187 Columbia Turnpike: Change in tenancy use at said location for a pet grooming and pet retail business with an upgrade in the existing HVAC at the Florham Village Shopping Center.

26SPW-16: BASF Corporation-Organon, 100 Park Avenue, 4th Floor: Change in tenancy use at said location for a new tenant fit-out for a global healthcare office located on the 4th floor of the existing BASF building. BASF is currently operating at approximately 50% occupancy due to personnel reductions and the implementation of a flexible work schedule program.

26SPW-17: Blue Foundry Bank/Fulton Bank, 209 Ridgedale Avenue: Change in tenancy use at said location for a name change from The Blue Foundry Bank to Fulton Bank.

26SPW-18: Colao Law, LLC, 30A Vreeland Road: Change in tenancy use at said location for a new tenant at the Westminster Corporate Center which permits law offices as a permitted use under general business offices.

26SPW-19: 23 Vreeland Road, LLC c/o Benjamin M. Del Vento, Jr., LLC, 23 Vreeland Road, Suite 115: Change in tenancy use at said location for a new tenant fit-out for a general office use.

26SPW-20: Metal Pro Group, 5 Vreeland Road: Change in tenancy use at said location for a tenant fit-out of an existing warehouse space to be used for the assembly, fabrication, storage, and distribution of metal and vinyl profiles, windows, doors and related hardware and interior decoration materials.

26SPW-22: Kung Fu Dumpling, 177 Columbia Turnpike: Change in tenancy use for a fast, casual Asian restaurant offering dine-in, take-out, and delivery services located in the Crossroads Plaza Shopping Center.

26SPW-23: AHMMHA, Inc. (Ellie Mental Health), 30B Vreeland Road: Change in tenancy use at Westminster Corporate Center where the new tenant is providing mental health therapy services.

26SPW-24: CPI Beauty, 30B Vreeland Road: Change in tenancy use located at Westminster Corporate Center where the tenant would use the space as general offices for their beauty product business.

26SPW-25: Think Center, 186 Columbia Turnpike: Change in tenancy use at said location from Think Tutoring, LLC to the Think Center. The proposed use is to provide educational play and tutoring for children.

26SPW-26: Florham Park Pizza(Teddy Spaghetti Pizza Company), 187 Columbia Turnpike: Change in ownership at Florham Park Pizza in Florham Village Shopping Center. The new owner/tenant shall remain a pizzeria restaurant. There will be no changes to the HVAC unit, no signage change, no change to the floor plan, including the number of seats.

26SPW-28: Eddie's Barber Shop, 187 Columbia Turnpike: Change in ownership of said business as the original owner has transitioned. The new owner is now his wife. There will be no alterations or change in use; everything will be the same except the owner.

Adjourn

Dated: September 14, 2026

Alyssa Van Liew
Board Secretary

**Borough of Florham Park
Planning Board
Regular Meeting Agenda
September 14, 2026**

Notice:

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, September 14, 2026 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
- ☐ Shelby Snow
- ☐ Linda Tartaglia
- ☐ Vacant (1st alt)
- ☐ Vacant (2nd alt)

Professionals:

Derek Orth, Board Attorney
John Inglesino, Board Attorney

Katherine Sarmad, Board Planner
Victor Vinegra(HC), Board Engineer

Board Secretary:

Alyssa Van Liew

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 May 11, 2026 meeting.

Eligible voters: DeAngelis, Guerin, Taylor, Feith, Noss, Tartaglia

Request for Extension of Time for Site Plan Approval

7. **McDonald's USA, LLC** **Application #22SP-05**
176 & 180 Columbia Turnpike
Block 804, Lots 1& 2

Applicant is seeking approval for an extension of time for their preliminary and final major site plan approval with bulk variance relief that was initially granted on May 22, 2023.

Preliminary and Final Amended Site Plan

7. **12 Vreeland Associates, LLC** **Application #PB26-02**
12 Vreeland Road
Block 303, Lot 7

Applicant is seeking approval for preliminary and final major site plan approval, minor subdivision approval and related C variance relief for warehouses and related improvements as to the property located at 12 Vreeland Road.

Adjourn.

Dated: September 14, 2026

Alyssa Van Liew
Board Secretary