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

Notice:

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, November 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
Alan Zakin, Conflict Counsel 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-29: Advance @ Park Place, 210 Park Avenue: Change in tenancy use at said location; Advance @ Park Place is the company who did the tenant fit-out for the new tenant. It will now be utilized by tenant-Beacon Trust Company to provide financial services to its clients
26SPW-30: FP 180, LLC, 180 Park Avenue: Change in vendor use at said location. Fair Mountain Coffee will now be the new service vendor in the building to provide coffee bar amenities for the building's occupants.

Adjourn

Dated: November 9, 2026

Alyssa Van Liew
Board Secretary

Borough of Florham Park
Planning Board
Regular Meeting Agenda
November 9, 2026

Notice:

Please take notice that the Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, November 9, 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
Alan Zakin, Conflict Counsel 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 September 14, 2026 meeting.
Eligible voters: DeAngelis, Guerin, Taylor, Feith, Noss, Tartaglia

Resolution of Approval:

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

Adjourn.

Dated: November 9, 2026

Alyssa Van Liew
Board Secretary