

**Zoning Board of Adjustment
Regular Meeting Minutes
February 1, 2017**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening February 1, 2017 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Martin Chiarolanzio
Mr. James Gallina
Mr. Brian O'Connor
Mr. Ron DeRose (1st alt)

Members Absent:

Mr. Rick Zeien

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:00p.m.

Statement of Adequate Notice:

Mr. Cannilla issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin of the Municipal Building; filing said notice with the Clerk of the Borough, forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with the N.J.S.A. 10:4-6, et sec., "Open Public Meetings Act."

Approval of Minutes:

Approval of Minutes from the January 4, 2017 Meeting.

Mr. Noss made a motion to approve the minutes, second by Mr. O'Connor.

Roll Call: On a roll call vote all members present and eligible voted to approve the minutes.

Re-Organization:

John Novalis who is Chairman of the Nominating Committee and Marty Chiarolanzio, vice chairman, stated that they are nominating Michael Cannilla as Chairman and Jeffrey Noss as Vice-Chairman for 2017. There were no other nominations and the nominations were closed. Both Mr. Cannilla and Mr. Noss accepted their respective nominations and appreciated the continuing support of the Board.

Resolution of Approval:

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| 1. <u>Florham Park Exxon</u>
151 Columbia Turnpike
Block 1902, Lot 4 | <u>Application # BOA16-8</u>
use
B-1 zone |
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Applicant is seeking approval for a retail convenience store.

Mr. Gallina made a motion to approve the resolution, second by Mr. Novalis.

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

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| 2. <u>Ralph Colonnello</u>
2 Sutton Place
Block 2305, Lot 1 | <u>Application # BOA16-14</u>
front yard setback
R-15 zone |
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Applicant is seeking approval for the construction of a portico over an existing porch.

Mr. Chiarolanzio made a motion to approve the resolution, second by Mr. DeRose.

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

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| 3. <u>AJ Developers, LLC</u>
13 Tucker Street
Block 2410, Lot 17 | <u>Application # BOA17-1</u>
excess building coverage
R-15 zone |
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Applicant is seeking approval for excess building coverage in connection with a garage overhang.

Mr. Noss made a motion to approve the resolution, second by Mr. Chiarolanzio.

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

C Variance:

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| 4. <u>Christine Ciprich</u>
28 Orchard Road
Block 2902, Lot 13 | <u>Application # BOA17-2</u>
excess building coverage, front yard setback
R-15 zone |
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Applicant is seeking approval for excess building coverage and a front yard setback in connection with a rear addition and covered front porch.

Christine Ciprich, homeowner, and William Byrne, licensed architect were sworn in. Ms. Ciprich stated that she grew up in Florham Park and bought this split level home about 12 years ago. Her family has outgrown the home and they now need to enlarge the home. They considered demolition and then a new construction home but ultimately decided to undergo a complete renovation with additions.

A-1 through A-6: photo series of existing conditions

William Byrne stated that as part of the renovation, the existing lower level and upper bedroom level will be removed and replaced with a two car garage with a 2nd floor that will insulated and floored, but otherwise remain unfinished. The property will be filled and elevated prior to the garage construction so the driveway retaining walls can be removed. The existing main living space on the middle level will be renovated. Mr. Byrne stated that the home does not have a basement; only a crawlspace and storage space in needed.

The proposed front porch will be 5ft x 23ft and will be in the setback by 4 ½ ft. The request includes a rear two story addition that will have a family room, enlarged kitchen, and a music room. The second floor will be 4 new bedrooms, 2 baths and a laundry room. The additional building coverage amounts to 539 square feet. The front porch is another 115 square feet.

Mr. Byrne said that the furnace will be located in the unfinished space over the garage.

The request is for a building coverage increase to 17.08%, plus the front yard setback of 4 ½ feet. The building coverage includes the existing shed and a 12" overhang around the home.

Mr. Chiarolanzio confirmed that the height will be under 35 feet. It is proposed to be 34.35ft. Mr. Novalis asked if that includes the decorative cupola since it looks like it would exceed it.

Mr. Byrne stated that they will be sure to comply with the height limitation. He added that that the intention is that the exterior of the home will be sided all one color with hardi-plank siding.

Mr. Noss asked if the new rear addition will also have an attic. There will be steps to a floored but unfinished attic.

Mr. Cannilla noted that the right side of the home seems high compared to the rest of the home. If the roof line was lower, the cupola would be not be a concern. He asked about the need for the shed.

Ms. Ciprich stated that she and her husband really need the shed for the storage of large outdoor equipment such as a snow blower and lawn mower, outdoor furniture, etc.

Mr. Noss asked about the retaining walls that are currently on either side of the driveway that will be removed. He wanted to be sure that the driveway will be pitched towards the street so the runoff will flow that way and not on to the neighbor's property. Mr. Byrne confirmed that all will be pitched away from the garage and toward the street.

Mr. Senesky verified that the lot size is comparable to the lots in the neighborhood.

Mr. Novalis stated that the garage area is 24 feet deep. That is a large garage and there will be a lot of space left for lawn equipment. There could be rear door installed to access the yard. Maybe the shed is not really needed.

It was confirmed that the removal of the shed will result in about ½% of building coverage difference.

Ms. Ciprich stated that she would rather reduce the front porch, if necessary. Her husband really wants the shed and she will need to discuss with him whether he would be open to removing it. The goal was to get the cars in the garage and she does not want to jeopardize that.

Mr. Cannilla recommended that she think about her options and let us know. He thinks that sacrificing the home's architecture for a shed may not be a good idea. Many people reconsider their plans and return to the Board with a different idea. She can come back to the next meeting in two weeks rather than ask for a vote tonight.

Mr. Noss reminded her that it is her application and she can do what she wants. The Board just gives her ideas. She can request the vote on the application as presented or she can think about it for a few weeks.

Mr. Novalis asked if they considered digging a basement under the rear addition. Interior steps could be installed in the music room and Bilko doors could be used to access the outside. The basement could be used for storage of outdoor equipment and also heating and cooling systems. It is just a matter of a few more courses of block than a crawlspace.

A-7: Proposed front elevation (2)

A-8: Proposed rear elevation

Break: 7:50 pm - 7:55 pm

Ms. Ciprich stated that she spoke to her husband and they will agree to remove the shed. They will have a basement under the rear addition instead of a crawl space. They must have the square footage to install a bilko door. They expect this to be about an extra 35 square feet.

There were no questions from the public.

The Board reviewed and summarized the request. They will remove the shed. They will add a bilko door and allow 35 square feet for this. The building coverage is 2467.24 square feet plus the 35 square feet for the door. This is 16.75% of building coverage. The front yard setback will remain as proposed.

Mr. Cannilla called for a motion.

Mr. Novalis made a motion to approve the application, second by Mr. DeRose.

Roll Call: On a roll call vote all members present and eligible voted to approve the application.

On a motion duly made and seconded the meeting was adjourned at 8:10p.m.

Marlene Rawson
Board Secretary

February 1, 2017