

**Zoning Board of Adjustment
Regular Meeting Minutes
February 15, 2017**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening February 15, 2016 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. Rick Zeien
Mr. Brian O'Connor
Mr. Ron DeRose (1st alt)

Members Absent:

none

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:00 p.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 February 1, 2017 Meeting.

Mr. Gallina made a motion to approve the minutes, second by Mr. DeRose.

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

Resolution of Approval:

1. **Christine Ciprich**
28 Orchard Road
Block 2902, Lot 13

Application # BOA17-2
excess building coverage, front yard setback
R-15 zone

Applicant is seeking approval for excess building coverage and a front yard setback in connection with a rear addition and covered front porch.

Mr. Gallina made a motion to approve the resolution, second by Mr. O'Connor.

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

Approval of Audit

2. *2016 Board of Adjustment Annual Report*

Mr. Noss made a motion to approve the audit, second by Mr. Zeien.

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

C Variance:

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| 3. <u>Jane White</u>
14 Brooklake Road
Block 4101, Lot 18 | <u>Application # BOA17-3</u>
excess building coverage
R-15 zone |
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Applicant is seeking approval for excess building coverage in connection with the construction of a rear porch.

Jane White and Mark Lennard were sworn in. Ms. White explained that the application is to construct a three season porch. The home is an older home, likely built in the 1940's or 1950's.

The lot is slightly undersized. The home is situated on a narrow lot with a long driveway. Mr. Lennard stated that the driveway area is necessary so that they are able to safely exit their property onto Brooklake Road, which is a well traveled road.

The porch will be constructed in the same location as an existing patio that is off the rear of the home. It will have electric but no heat.

Board members noted that the lot coverage may actually decrease slightly since the proposed porch is somewhat smaller than the existing concrete patio. The porch will be built on a foundation. There is excess patio area that measures 4ft x 20ft that will be removed as part of this project and this will decrease the current lot coverage.

Mr. Lennard stated that they contacted PSEG who owns the property behind them to see if they would be interested in selling a portion of land to them but PSEG declined the request.

Mr. Cannilla stated that this is not a complicated application. It is a conservative home with a conservative addition plan. There were no questions from the public and no further comments from the Board. Mr. Cannilla called for a motion.

Mr. Zeien made a motion to approve the application, second by Mr. Chiarolanzio.

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 7:30p.m.