

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

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

Members Absent:

Mr. John Novalis
Mr. Martin Chiarolanzio

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney
Stephen Jones, CBO, Construction Official, Zoning Official

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 February 15, 2017 Meeting.

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

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

Resolution of Approval:

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| <p>1. <u>Jane White</u>
14 Brooklake Road
Block 4101, Lot 18</p> | <p><u>Application # BOA17-3</u>
excess building coverage
R-15 zone</p> |
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Applicant is seeking approval for excess building coverage in connection with the construction of a rear porch.

Mr. O'Connor 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.

General Discussion:

Steve Jones, Zoning Official spoke to the Board about changes to corner lot setback requirements that he is proposing. He stated that his department is processing about 17-25 tear-downs each year. Corner lots have never been considered highly desirable by developers, but the available housing stock on interior lots is becoming less. As a result, the corner lots are now being redeveloped on a more frequent basis.

Corner lots have presented challenging issues in Florham Park because of the setbacks. A survey of two residential sections that contain large numbers of corner lots was conducted last summer. It revealed that there is no consistent pattern as to how the lots were initially developed.

Many corner lots in the Briarwood section were developed using two front yards and two side yards. In the Parker Court section, corner lots were developed using two front yards, one side yard and one rear yard. The two setback scenarios affect the development of the lot and the size of the building envelope when redeveloped. Add to that the ordinance now requires a rear yard setback of 40% of the lot depth. This can produce a home which can be built 10 feet from what is considered the rear yard.

Steve Jones wants consistency in the ordinance. He is proposing two major changes. He wants the rear yard setback to be 30 feet instead of 40% of the lot depth. He believes from his experience that most of the lots were initially developed using the 30 foot setback standard. He is also proposing that the address of the home dictate which front yard will be used to determine where the rear yard will be.

Mike Cannilla agreed that the ordinance is vague and much is left up to interpretation. But he thought that a rear yard setback of 40 feet would be more appropriate and still leave a generous building envelope. He also felt that the rear yard should be opposite whichever front yard has the more narrow width. In the case of a square lot, either front setback could be used.

The Board seemed to agree that made the most sense since the goal is to maximize the air, light, and open space between homes. They noted that there is a general feeling in the community that the character of the town is disappearing and a certain degree of loss of privacy is occurring.

Steve Jones stated that he is in the process of rewriting the ordinance for consideration by the Planning Board and the Borough Council. He thanked the Board of Adjustment for their input and stated that will advise the Planning Board of their comments.

On a motion duly made and seconded the meeting was adjourned at 8:15p.m.

Marlene Rawson
Board Secretary

March 15, 2017