

**Zoning Board of Adjustment
Regular Meeting Minutes
May 17, 2017**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, May 17, 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. Brian O'Connor
Mr. Ron DeRose (1st alt)

Members Absent:

Mr. James Gallina
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 April 19, 2017 Meeting.

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

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

Extension of Approval:

1. **HPT TRS WYN, Inc.**
175 Park Avenue
Block 1301, Lot 3

Application #BOA15-1
(Wyndham Hamilton Park Hotel)

Applicant is seeking the second of three one year extension of approvals for previously approved additions.

Steven Schaffer, Esq. represented the applicant. Rebecca Kirsten, general manager for Wyndham Hamilton Park, was sworn in.

Mr. Schaffer stated that the request is for a second one year extension of previously granted approvals for additions and modifications for the hotel meeting facility. Mr. Schaffer stated that they are permitted to request up to three one year extensions on this original approval. The first extension will expire on June 30, 2017. They will continue the seasonal use of a temporary tent structure as part of this request.

Rebecca Kirsten stated that the hotel is nearing completion of an extensive \$13 million renovation of all banquet rooms, lobby and guest rooms. The renovation was overdue, and there were competitive reasons to move forward with upgrades as well. There are a number of new hotels in the area, such as the Archer, The Ave, and others in neighboring towns that are all up to date.

She continued that they want to preserve their rights as they continue to evaluate the expansion. There have been conversations on the subject but they are undecided on the future of the project at this time.

Mr. Senesky asked if there was a timeline to get the project done.

Rebecca Kirsten stated that there have been three separate groups managing the hotel since the original approval was granted in 2006. More recently, there have also been three leadership changes within Wyndham that have impacted the project. Although they are still contemplating it, there is no timeline that can be offered at this time.

Mr. Cannilla noted that the project has dragged on for a long time and now the area is very much changed. Still, he understood her point. However, the temporary structure will eventually go away.

There were no other questions or comments from the Board or the Public. Mr. Cannilla asked for a motion.

Mr. Novalis made a motion to approve the one year extension, second by Mr. O'Connor.

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

7. **Anthony Abruzzo**
20 Woods End Road
Block 3502, Lot 2

Application #BOA15-21
C-variance

Applicant is seeking and extension of a previously approved variance in connection with a home addition.

Delores Manfra, mother-in-law of Anthony Abruzzo, was sworn in. She stated that she is here on behalf of her son-in-law Anthony to respond to any questions or concerns about the request. She stated that the project was ready to move forward, but was delayed due to measurement discrepancies between what was approved by the Board of Adjustment and what was initially submitted to the Building Department. The plans have since been redesigned by the architect to meet percentages that were approved. However, they are beyond the one year resolution approval limitation.

They are on schedule now and ready to proceed. They plans have been reviewed by the Engineering Department and the numbers comply.

Mr. Senesky stated that he reviewed the new drawings and although they are slightly different than what the Board saw initially, he did not feel that there was any significant deviation.

Mr. Cannilla said that he understands how there can be delays in any home improvement project for a number of reasons. He has no concerns about granting a one year extension of approvals. He was pleased that the project appears to be back on track.

There were no other questions from the Board or the Public. Mr. Cannilla asked for a motion.

Mr. Chiarolanzio made a motion to approve the one year extension, second by Mr. Novalis.

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

C-Variance:

8. Joseph Adochio
18 Townsend Drive
Block 2605, Lot 24

Application # BOA17-7
building coverage, lot coverage, front setback
R-15 zone

Applicant is seeking approval for the construction of a second floor addition, porch and handicapped accessible ramp.

Joseph and Jennifer Adochio were sworn in. Doug Asral, the applicant's architect, was also sworn in. Mr. Asral explained that the plan is to add a 2nd story addition to the ranch that is no larger than the footprint beneath it. The existing front porch is to be demolished and replaced by a smaller porch. The new porch dimensions will be 7'4" by 6'8", including overhangs.

They also need to add a handicapped accessible ramp that will lead out to the driveway. The existing front setback to Old Mill Road is 24.48ft. The addition of the ramp will reduce the setback to 21 feet. Jennifer Adochio stated that her mother lives with them but is disabled and needs a wheel chair.

Mr. Cannilla asked if they considered other locations for the ramp. He thought that there may be an opportunity to place the ramp in the rear of the home.

Mr. Adochio stated that the front door offers the easiest access and is closest to her bedroom. The floor space in the back where the kitchen is located is very limited. He did not think about putting a ramp there because there are very tight spaces.

The excess lot coverage is only due to the ramp. The rear setback has not changed. The building coverage is slightly reduced because of the smaller porch.

Mr. Novalis asked what the ramp will be constructed of. Mr. Adochio stated that it will be wood framed structure with landscaping running alongside of the ramp.

Mr. Senesky stated that it seems that the ramp is placed in the most logical location. He confirmed that the walkway will remain.

Mr. Chiarolanzio verified that the upstairs will be 3 bedrooms and 2 baths. The enclosed porch will become part of the living space.

There was additional discussion on alternate locations for the ramp. It was brought up that locating the ramp behind the home could create other challenges such as a longer run of the ramp and/or steeper grades.

Several Board members told Mr. Adochio that the application is his and he can ask for a vote as it is now or he can think about it for 2 weeks and return to the next Board meeting. Ultimately, Mr. Adochio agreed to look at other locations before making a final decision.

Mr. Cannilla said that the application will be carried to the June 7, 2017 meeting with no further notice required. He called for a motion.

Mr. Chiarolanzio made a motion to carry the application to June 7, 2017 meeting without further notice, second by Mr. Novalis.

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

9. **Adam Rempfer**
47 Beechwood Road
Block 4001, Lot 83

Application # BOA 17-8
building & lot coverage, front setback
R-15 zone

Applicant is seeking approval for a rear addition.

Adam Rempfer, homeowner, and Doug Asral, architect were sworn in. Mr. Asral explained that plan is to add a small rear addition (96sf) that will square off the back of the house and add a full second floor. This is a typical addition that is common with Beechcrest section homes.

The building coverage is 15.24%. The lot coverage will be reduced by a smaller patio than what is existing. There is no change to the existing minor rear year setback deficiency. The 2nd floor addition has no impact. The addition will be sided to match the existing siding on the home.

They are willing to remove the rear shed so that the overall building coverage is reduced. Mr. Rempfer said the he would like to keep the small shed (26sf) on the side of the home but he needs a variance for side yard setback. Mr. Rempfer stated that he really needs the storage capability of a shed. The home is modest and there is no garage.

Board members seemed to agree that encroaching into the side yard may not be the best option due to the small size of the lots. Mr. Cannilla stated that it may be possible to relocate the side yard shed to a conforming location or they may want to reconsider the elimination of the rear shed.

Mr. Rempfer amended his application to request a relocation of the rear shed (8ft x 16ft). He asked to place the shed with a conforming 10ft side yard setback, and a non-conforming 1ft rear yard setback. If this shed was placed in a conforming location, it would be in the middle of the back yard because the lot is undersized for the zone by nearly half. He will remove the side shed completely.

The Board agreed that there would be no adverse impacts from placing the shed one foot off the property line in this case. The rear property abuts the Route 24 highway sound barrier that is constructed of concrete.

In conclusion, the amended request is for 16.52% of building coverage (1236sf), 39.50% of lot coverage (2955sf), and the shed location of 1ft. rear setback, 10ft. side setback, along with total removal of side shed.

Mr. Cannilla called for a motion.

Mr. Noss made a motion to approve the application, second by Mr. O'Connor
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 8:20p.m.

Marlene Rawson
Board Secretary

May 17, 2017