

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

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening November 15, 2017 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Martin Chiarolanzio
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Ron DeRose (1st alt)

Members Absent:

Mr. Michael Cannilla, Chairman
Mr. James Gallina

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Noss, Vice Chairman, called the meeting to order at 7:05p.m.

Statement of Adequate Notice:

Mr. Noss 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 November 1, 2017 Meeting.

Mr. Zeien 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. **Lucas and Heidi Marrero**
56 West End Avenue
Block 3401, Lot 16

Application #BOA17-10
front yard setback, side yard setback

Applicant is seeking approval for non-conforming garage and non-conforming patio.

Mr. Senesky stated that the resolution will be slightly amended to include the removal of the gazebo in the six month time frame.

Mr. DeRose made a motion to approve the resolution with the amendment, second by Mr. O'Connor.
Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

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| 2. | <u>Lubodar & Zenia Olesnycky</u>
8 Loveys Drive
Block 3902, Lot 19 | <u>Application #BOA17-14</u>
excess lot coverage
number of accessory structures |
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Applicant is seeking approval for excess lot coverage in connection with a 2 story addition, pool cabana, and patio.

Mr. Zeien made a motion to approve the resolution, second by Mr. Chiarolanio.
Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

C Variance:

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| 3. | <u>David Cicalese</u>
81 Rockwood Road
Block 3402, Lot 26 | <u>Application #BOA17-12</u>
excess lot coverage |
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Applicant is seeking approval for excess lot coverage in connection with an in-ground pool and patio.
Carried from the October 4, 2017 meeting without further notice or publication.
Applicant requested to be carried to the January 3, 2018 meeting without further notice or publication.

Mr. O'Connor made a motion to carry the application, second by Mr. DeRose.
Roll Call: On a roll call vote all members present and eligible voted to carry the application to January 3, 2018.

On a motion duly made and seconded the meeting was adjourned at 7:30p.m.

Marlene Rawson
Board Secretary

November 15, 2017