

**Zoning Board of Adjustment
Regular Meeting Minutes
October 4, 2017**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, October 4, 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. Rick Zeien
Mr. Ron DeRose (1st alt)

Members Absent:

Mr. James Gallina
Mr. Brian O'Connor

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:05p.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 September 6, 2017 Meeting.

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

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

Resolution of Approval:

1. **Nicholas & Maria Fano**
26 Woodbine Road
Block 3702, Lot 12

Application #BOA17-11
excess lot coverage

Applicant is seeking approval for the construction of a deck.

Mr. Chiarolanzio 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.

C Variance:

2. Lucas and Heidi Marrero
56 West End Avenue
Block 3401, Lot 16

Application #BOA17-10
front, side setback, lot coverage

Applicant is seeking approval for non-conforming driveway, non-conforming garage, non-conforming patio, non-conforming gazebo, plus proposed renovation and expansion of an enclosed front porch.

Applicant requested to be carried to the October 18, 2017 meeting without further notice of publication.

Mr. DeRose made a motion to carry the application to the October 18, 2017 meeting, second by Mr. Zeien.

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

3. David Cicalese
81 Rockwood Road
Block 3402, Lot 26

Application #BOA17-12
excess lot coverage

Applicant is seeking approval for excess lot coverage in connection with an in-ground pool and patio.

Steven Azzolini, Esq. represented the applicant. Jeff Egarian, Engineer, and David Cicalese, homeowner, were sworn in. The variance is a C-2 variance for lot coverage.

The plan calls for a 15ft x 32ft pool, 15ft x 6ft spa and an associated patio with an outdoor fireplace. They have made provisions for any storm water impact by installing drainage improvements that include a 1290 gallon seepage tank and a 10 x 20 pit. This will have the capacity for 4200 gallons of runoff. The system will be sized for three inches of rain on the entire impervious area. A landscape berm will also be installed that will prevent any runoff from reaching the neighbors. The pool also acts to capture additional storm water.

There is runoff to one of the neighbors that exists today. With these drainage systems, all of the water will be retained on the site. The tank will be sized to capture all of the runoff from the pool and patio. There will be no net increase to the storm water runoff due to this project.

Seven catch basins will collect and route the water to the seepage tank which is empty into the ground in 72 hours. Any overflow will tie into the street catch basin.

Mr. Novalis said that the pool will fill in a rainstorm. He asked how that will function. Mr. Egarian said that is an operations issue and he has seen flexible hose going to the street. Mr. Novalis suggested a pump to get the water into the street via the flexible hose.

Mr. Cannilla said that more coverage leads to more flooding which is a problem. He asked if they did test pits. He said the water table is high in that area and will fill quickly.

Mr. Egarian said that the test pits are planned. He also said that they will have an alternate plan. He said that the seepage tank will handle all the improvements. He is confident that he can come up with an alternative design if needed.

Mr. Novalis said that as long as it runs into the municipal system and not the neighbor's property.

Mr. Cannilla added that his other challenge is that he does not want to make an exception to the ordinance because the applicant can afford to pay for a stormwater system. That is not a valid reason to permit it. There is lots of hardscape in this plan and he sees opportunities to mitigate.

Mr. Zeien asked what the patio is constructed of.

Mr. Cicalese said that it is a paver patio. The downspouts will lead to the street.

Mr. Cicalese said that he purchased the home in March 2016. He wanted a nice yard with a pool and patio for his family to enjoy. He did not have this when he grew up. He was led to believe that there was plenty of room for those outdoor amenities. He was very surprised when the numbers came in because he feels that his property is very large.

Mr. Cicalese said that he has spoken to the neighbors and they had no issues with his request for a pool and patio. They are very happy a new home is now on the property. One neighbor had no problems with the pool but wants to be sure the drainage is managed.

Mr. Senesky said that the Board receives lots of applications for coverage. This is a rather high amount, but the engineer has designed a sophisticated stormwater management system. Also, the pool will help with the water.

Mr. Cannilla said that the driveway is very deep and there may be room to eliminate some blacktop and still be functional.

Mr. Noss said that the pool is 2.7% of the overage. The pool seems to be a reasonable size. The paver patio is 4-5%. In theory, it could be smaller. He sees some wiggle room there.

Mr. Novalis agreed that the pool is not oversized. He also felt that the patio is quite large, especially on the left side of the pool.

Mr. Cannilla thought that the orientation of the pool appears to drive the excess hardscape.

Mr. Azzolini stated that they will take another look at the plan and asked to be carried to October 18, 2017 meeting.

Mr. Zeien made a motion to carry the application to the October 18, 2017 meeting, second by Mr. O'Connor.

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

On a motion duly made and seconded the meeting was adjourned at 8:05p.m.

Marlene Rawson
Board Secretary

October 4, 2017