

**Zoning Board of Adjustment
Regular Meeting Minutes
February 7, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, February 7, 2018 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. Rick Zeien
Mr. Brian O'Connor
Mr. Ron DeRose
Mr. Jason Jensen

Members Absent:

Mr. Michael Cannilla, Chairman

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney
Mr. Michael Sgaramella, P.E., Board Engineer
Mr. Robert Michaels, P.P., AICP, Board Planner

Call to Order:

Mr. Noss, Vice-Chairman called the meeting to order at 7:00p.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 January 17, 2018 Meeting.

Mr. Jensen 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:

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| <p>1. <u>James Rhodes</u>
8 Afton Drive
Block 2804, Lot 13</p> | <p><u>Application #BOA18-1</u>
building coverage</p> |
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Applicant is seeking approval for excess building coverage in connection with a shed.

Mr. DeRose 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. Ross & Jennifer Croessmann

16 Crescent Road
Block 2004, Lot 12

Application #BOA18-2

front yard setback

Applicant is seeking approval for a front yard setback variance in connection with an addition.

Mr. and Mrs. Croessmann were sworn in. Their architect, William Byrne, was also sworn in.

Mrs. Croessmann stated that they are in need of a larger, more functional home. They considered demolishing their current home and building a new home, however, it was outside of their budget. They also looked into moving elsewhere in Florham Park but found that all the homes that they looked at were in need of updating. Ultimately, they have decided to expand and modernize their existing home.

The home in its current location is pre-existing, non-conforming. It was built in the 1930's and pre-dates zoning setback requirements. In addition, Myrtle Avenue was recently widened and curbed, which worsened the non-conforming front setback condition.

The existing driveway is double wide near the garages, but tapers down to a single wide driveway street opening. They want to widen the existing driveway to be a full, double car wide, including the street opening. There was some discrepancy on the actual width of the driveway that is proposed. The proposal is for a 32 foot wide driveway.

Mr. Sgaramella said that he feels this is an error on the plan. The two car garage appears to be 20 feet wide and the existing driveway that abuts these garage doors does not seem to be larger than 22 feet.

Mrs. Croessmann said that it was not their intention of making the driveway any wider than what exists today. They just want to square off the lower portion to be uniform with the upper portion.

William Byrne, architect, agreed, and said that it would be no more than 22 feet wide. They have amended their application to reflect that, and no action by the Board of Adjustment is necessary for this change.

Mr. Byrne said that the plan is to remove the covered porch on the Myrtle Avenue side of the home and add a new front porch. Although it still will be non-conforming setback, it will be less intense than what is now existing.

They will relocate the front entrance from the Crescent Road side to the Myrtle Avenue side. The removal of the front porch on the Crescent Road side will help to mitigate the non-conformity.

A-1: computer rendering of proposed renovated home – Myrtle Avenue elevation

Mr. Byrne said that a full second floor has been added that includes square footage over the first floor addition. The front of the home is on Myrtle Avenue. The setback will be 12 feet.

A-2: computer rendering of proposed renovated home – Crescent Road elevation

Mr. Byrne said that the old front porch is now removed from this side and a 2 car garage has been added. It was noted that Myrtle Avenue was widened a number of years ago which intensified the setback condition that exists on the property.

Regarding stormwater management, there has not yet been a percolation test. Mike Sgaramella, Borough Engineer, stated that a drywell must be installed unless the ground does not percolate at an acceptable rate. As an alternative, there is a small inlet on the property that connects to the municipal storm drain.

Mr. Byrne continued that the Crescent Road setback of the home is not changing except for adding a 2nd floor. In fact, the conditions are slightly improved due to the front entry porch removal.

The applicant stated that they want to eventually request a Myrtle Avenue street address.

The Myrtle Avenue side will have a one story, 8 foot addition. The new front porch will actually improve the non-conforming condition.

Mr. Byrne said that the home will blend into the neighborhood. The footprint of the home is approximately 1400 square feet. The driveway will be squared off so that it is a double wide all the way to the street. The flares will be removed. The plan will be updated.

It was reiterated that the widening of Myrtle Avenue by approximately 10 feet has further exacerbated the non-conforming condition. However, the setback to the road will be 22 feet.

Mr. Byrnes stated that the Myrtle Avenue frontage appears better for the neighborhood. They agreed to remove a fence that is over the easement. They also were reminded of the drywell requirement.

Mr. Noss stated that he felt it was a sensible request. There were no other comments by the Board members or the public.

Mr. Noss called for a motion.

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

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

D-Variance, Preliminary and Final Site Plan:

8.	<u>Artis Senior Living</u> 301 Columbia Turnpike Block 1602, lot 5	<u>Application #BOA17-13</u> use, preliminary & final site plan R-25 zone
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Applicant is seeking approval for an assisted living facility.

Nicole Magdziak, Esq. represented the applicant. The application is for a 2 story, 72 bed assisted living facility catering to individuals with Alzheimer's and other memory issues.

TRANSCRIPT AVAILABLE

Mr. Zeien made a motion to carry the application to the March 21, 2018 meeting without further notice or publication, second by Mr. O'Connor.

Roll Call: 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 11:00p.m.

Marlene Rawson
Board Secretary

February 7, 2018