

**Zoning Board of Adjustment  
Regular Meeting Minutes  
January 17, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, January 17, 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. Ron DeRose  
Mr. Jason Jensen

**Members Absent:**

Mr. Michael Cannilla, Chairman  
Mr. Rick Zeien  
Mr. Brian O'Connor

**Also Present:**

Mr. Kurt Senesky, Esq., Board Attorney

**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 the January 3, 2018 Meeting.

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

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

**Resolution of Approval:**

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| <b>1.</b> | <b><u>David Cicalese</u></b><br>81 Rockwood Road<br>Block 3402, Lot 26 | <b><u>Application #BOA17-12</u></b><br>excess lot coverage |
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Applicant is seeking approval for excess lot coverage in connection with an in-ground pool and patio.

Mr. Novalis 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.

**C Variance:**

<b>2.</b>	<b><u>James Rhodes</u></b>	<b><u>Application #BOA18-1</u></b>
	8 Afton Drive	building coverage
	Block 2804, Lot 13	

Applicant is seeking approval for excess building coverage in connection with a shed.

James Rhodes and Mr. Savicol, the builder were sworn in.

Mr. Senesky told Mr. Rhodes and Mr. Savicol that there are only four members present tonight and they will need three of the four to approve the application. He stated that they can proceed and decide whether they want the Board to vote tonight or wait until a future meeting when other members can get qualified to vote. Also, the application should be corrected to reflect that you are entitled to 30% for improved lot coverage and no variance is needed.

They wanted to proceed and complete the testimony before making a decision on voting.

Mr. Savicol stated that there is a ranch style home on the property that has been improved and renovated. It is situated on an oversized lot in the R-15 zone. Ordinance changes have limited the amount of building coverage that is permitted when the lots are larger than average. Mr. Savicol believes that this change was made to control the massive homes that would otherwise be allowed to be built.

Mr. Rhodes stated that there used to be a garage but it has been converted into living space where there is an activity and exercise room. He has a special needs adult son that needs the exercise routine in order to control a seizure disorder.

The application request is for a shed that will provide a place to store outdoor sporting gear and yard equipment that currently is under a tarp in the yard. The size of the shed will be 10ft x 20ft (200sf). It will be sided with the same color and hardi-plank material to match the house. There will be a gravel floor.

The shed will be placed in a compliant area and within the setbacks. Additionally, there is a six foot PVC fence that surrounds the property and will partially screen the shed from view.

Mr. Senesky stated that although a personal issue is not recognized as a hardship in zoning, the Board is certainly sympathetic to the circumstances. A relevant factor is that a ranch home typically has a larger footprint since all living space is on one floor.

Another way to justify the variance is to show that granting the variance will outweigh the detriment. Enclosed storage space of outdoor equipment is better for zoning. It also will be esthetically pleasing for the neighbors and make the property more tasteful and orderly.

Mr. Noss added that since the lot is oversized, there is less percentage of building coverage allowed. The applicant is only permitted 13% in building coverage instead of the usual 15% due to the large size of the lot. The requested amount of .6% only amounts to about 40sf.

Mr. Noss also said that the Board always has to consider that a variance runs with the land, and future owners of the property will also have the benefit of this variance and may not have any personal hardship. But he said that the request is minor and does not involve enlarging the home.

Mr. DeRose was fine with the proposal. There were no other comments.

Mr. Senesky asked the applicant if he wanted to proceed with a vote on the application tonight. Mr. Rhodes replied that he wants the vote.

Mr. Noss called for a motion.

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

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 7:45 p.m.

Marlene Rawson  
Board Secretary

January 17, 2018