

**Zoning Board of Adjustment
Regular Meeting Minutes
June 20, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, June 20, 2018 at 7:00p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. John Novalis
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Ron DeRose
Mr. Jason Jensen

Members Absent:

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Novalis called the meeting to order at 7:00p.m.

Statement of Adequate Notice:

Mr. Novalis 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 June 6, 2018 Meeting.

Mr. O'Connor 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. | <u>Ralph Rodrigues</u>
41 Brooklake Road
Block 4001, Lot 106 | <u>Application #BOA18-11</u>
front yard setback
R-7 |
|-----------|---|--|

Applicant is seeking approval for a front yard setback variance in connection with a portico and garage overhang.

Mr. O'Connor 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:

7. **Grant Lenahan**
53 Briarwood Road
Block 2412, Lot 15

Application #BOA 18-8
lot coverage

Applicant is seeking approval for excess lot coverage in connection with an addition.
Carried from the June 6, 2018 meeting without further notice or publication.

Applicant has requested to be carried to July 18, 2018 without further notice or publication.
Mr. DeRose made a motion to carry the application to the July 18, 2018 meeting, second by Mr. O'Connor.
Roll: On a roll call vote all members present and eligible voted to carry the application.

8. **Jason Jensen & Cynthia Van Wert**
291 Brooklake Road
Block 2007, Lot 6

Application #18-12
front yard setback

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

Jayson Jensen and Cynthia Van Wert were sworn in. They stated that they recently had their house sided and have an old aluminum awning over the sliding door that want to replace with a portico.

The home is located on a corner lot in a non-conforming location with a detached garage. The home is 19 feet from the street.

They want to replace the aluminum awning with a portico. The size of the landing is 7 feet wide by 3 feet deep. Although it is less in area that what is permitted, it is wider than what is allowed. They are not changing the landing size from what is existing now. There are no posts on the portico and no gutters attached to the overhang.

Mr. Novalis said that it will be an improvement over what is existing and have no negative impact. There were no questions from the Board or the Public. Mr. Novalis called for a motion.

Mr. DeRose 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 (*Jensen recused*).

On a motion duly made and seconded the meeting was adjourned at 7:25p.m.

Marlene Rawson
Board Secretary

June 20, 2018