

**Borough of Florham Park  
Board of Adjustment  
September 4, 2019  
Meeting Agenda**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, September 4, 2019 at 7:00 p.m. in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Adequate notice has been given in accordance with The Open Public Meetings Act.
3. Announcement – There will be no new testimony after 10:00 p.m.
4. All professionals have been sworn in.

**Approval of Minutes:**

5. Approval of Minutes from the August 7, 2019 Meeting.  
**Eligible voters: Cannilla, Novalis, Trautman, Engel**

**Resolution of Approval:**

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| <b>6.</b> <b><u>Ketar Patel</u></b><br>19 Circle Road<br>Block 2412, Lot 12 | <b><u>Application #BOA19-11</u></b> |
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Applicant is seeking approval for excess building coverage, rear yard setback and front yard setback in connection with a kitchen addition, patio, and front entry portico.  
**Eligible voters: Novalis, Trautman, Engel**

**C Variance:**

- |   |                                     |
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| <b>7.</b> <b><u>Carl &amp; Sabrina Scalzo</u></b><br>38 Hillside Avenue<br>Block 2906, Lot 15 | <b><u>Application #BOA19-10</u></b> |
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Applicant is seeking approval for excess lot coverage, and excess building coverage in connection with an in-ground swimming pool, walkways and pool cabana.  
Carried from the July 17, 2019 meeting.  
Applicant requests to be carried to the September 18, 2019 meeting without further notice or publication.  
**Eligible voters: Cannilla, Noss, Novalis, O'Connor, Trautman**

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| <b>8.</b> <b><u>Michael Galanti</u></b><br>143 Braidburn Road<br>Block 3004, Lot 9 | <b><u>Application #BOA19-12</u></b> |
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Applicant is seeking approval for excess lot coverage, side yard setback, and a driveway setback in connection with a detached garage, patio, and driveway extension.  
Carried from the August 7, 2019 meeting without further notice or publication.  
**Eligible voters: Cannilla, Novalis, Trautman, Engel**

**Use Variance, Preliminary and Final Site Plan:**

9. **Jacobus Family Realty, LLC**  
80 Passaic Avenue  
Block 4202, Lot 3

**Application # BOA 19-2**

Applicant is seeking approval for certain modifications to update and improve operations at an existing contractor storage yard.

*Application carried from the August 7, 2019 meeting without further notice or publication.*

**Eligible voters: Cannilla, Noss, Novalis, Zeien, Jensen, O'Connor, Trautman**

**Use Variance:**

10. **Lucco Cucina & Bar**  
207 Ridgedale Avenue  
Block 804, Lot 6

**Application # 19-5**

Application is seeking approval for relief of prior resolution conditions related to hours of operation.

*Adjourn*

Please note that in all matters presented by applicants, the Board's function is quasi-judicial and, therefore, formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. If a matter is on the agenda only attending the meeting can protect your rights.

Marlene Rawson  
Board Secretary