

**Zoning Board of Adjustment
Regular Meeting Minutes
February 19, 2020**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, February 19, 2020 at 6:30p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael Cannilla, Chairman
Mr. John Novalis
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Jason Jensen
Mr. Ted Trautman
Mr. Matthew Engel (1st Alt.)
Mr. Michael Shiviets (2nd Alt.)

Members Absent:

Mr. Jeffrey Noss, Vice Chairman

Also Present:

Mr. Matthew Posada, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:30p.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:

1. Approval of Minutes from February 5, 2020 Meeting.

Mr. Zeien made a motion to approve the minutes, second by Mr. O'Connor.

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

Resolution of Approval:

2. **Daniel Wolfe** **Application # BOA20-1**
3 Hopping Lane
Block 903, Lot 20

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

Mr. O'Connor made a motion to approve the resolution, second by Mr. Zeien
Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

C Variance:

3. Tawab & Sue Royan
23 Afton Drive
Block 2901, Lot 7

Application #BOA20-2

Applicant is seeking approval for a front and side setback, and excess building coverage in connection with a garage and bedroom addition.

Sue Royan, homeowner, and Allen Leonard, architect, were sworn in. Ms. Royan stated that she has lived in Florham Park for ten years. They love the town and want to stay here. The home is a split level that has already undergone a renovation by a previous owner. There is no basement in this home. The scope of the project includes expanding the downstairs recreation room, adding a 2nd car garage and enlarging the bedrooms.

There is an existing front setback of 34 feet for a partial front bump-out. They are asking for a setback variance of 38.37 feet for a slight bump-out of the garage portion of the addition. This will help to balance the front facade. Each side yard complies with the setback limit, however, the combined side yard setback limit of 20% is over by four inches. This is due to the home being skewed on the lot although parallel to the road.

A-1: photo exhibit

The previous owners added on a family/great room addition on the main floor living area. It is open to the rest of the floor. Ms. Royan is looking for a recreation room that is separate from this area so it can be used for play space for the children. They will accomplish this by enlarging the small den downstairs and then adding a mud room, bathroom, and a two car garage. The garage addition will be slightly bumped out in the front to enhance the esthetic value of the front of the home. The driveway will be realigned to match the new garage doors.

John Novalis asked if the driveway could be made narrower as it reaches the curb. They agreed to taper it somewhat.

Mr. Leonard clarified the walkway question that the Zoning Official, Janet Doherty had. He stated that the 114 square feet includes the new walk and platforms by the two back doors. They are over on building coverage but compliant with lot coverage.

Mr. Zeien confirmed that the front setback variance is a minimal protrusion of the garage into the setback but it is not as far as what is existing from a prior renovation. He also verified that the side yard setbacks are each compliant, but the combined percentage is over by four inches only in one corner.

Matt Engle confirmed that there is unfinished space in the attic portion.

Mike Cannilla said that building coverage is an issue in Florham Park. He stated that he does not see where an adjustment could be made on the width, but asked if the downstairs mud room and bathroom could be cut back.

Mr. Leonard responded that doing that would affect the upstairs bedroom size by making them very narrow. He thought that he could reduce the width of some of the overhangs in order to reduce the building coverage. He matched what is currently on the home which is one foot overhangs, but he said he

could reduce the overhangs in the rear. Doing this would take 120 square feet off and reduce the building coverage to 16.03%.

Rick Zeien asked what the total amount of square footage coverage is. Mr. Leonard stated that it is 402 square feet.

Mr. Cannilla said that the bedrooms and bathrooms are generously sized. He asked if the mud room could be eliminated and the bathrooms reduced. Mr. Leonard responded that he would rather reduce the recreation room by one foot to bring the coverage number down and eliminate the combined side yard setback. Mr. Cannilla asked questions about the upstairs bathroom sizes and stated that they should re-look at the plan and come back in 2 weeks with what they think that they can reduce.

Mr. Leonard also said that he looked at the option of taking one foot off of the back which would make the total request 15.72%. Mr. Cannilla asked how deep the garage is. Mr. Leonard said that it is 27 feet.

Mr. Leonard acknowledged that they are very concerned with building coverage and was seeking direction. Mr. Novalis indicated that he is pleased that Mr. Leonard is open to reducing the plan somewhat and he should come up with a plan that the homeowner can live with.

Mr. Leonard added that there is a drainage system already on the property which will help with any rainfall. Mr. Zeien asked if they can confirm that the drainage system is functioning properly.

Mr. O'Connor agreed that building coverage in Florham Park is a problem. Mr. Trautman had no concerns with the plan. Mr. Engle asked if the property was relatively flat. Mr. Leonard stated that it is. Mr. Shiveitz agreed that that they are moving in the right direction.

They asked to be carried to the next meeting. Mr. Cannilla called for a motion.

Mr. Zeien made a motion to carry the application to the March 4, 2020 meeting without further notice or publication, second by Mr. Novalis

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 7:20p.m.

Marlene Rawson
Board Secretary

February 19, 2020