

**Zoning Board of Adjustment  
Regular Meeting Minutes  
February 5, 2020**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening February 5, 2020 at 6:30p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

**Members Present:**

Mr. Michael Cannilla, Chairman  
Mr. Jeffrey Noss, Vice Chairman  
Mr. Rick Zeien  
Mr. Brian O'Connor  
Mr. Matthew Engel (1<sup>st</sup> Alt.)  
Mr. Michael Shivietz (2<sup>nd</sup> Alt.)

**Members Absent:**

Mr. John Novalis  
Mr. Jason Jensen  
Mr. Ted Trautman

**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:**

Approval of Minutes from the January 15, 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.

**Approval of Annual Report:**

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

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

**C Variance:**

**Daniel Wolfe**

3 Hopping Lane  
Block 903, Lot 20

**Application # BOA20-1**

Applicant is seeking approval for excess improved lot coverage in connection with an in-ground pool, walkway, and patio. Carried from the January 15, 2020 meeting without further notice or publication.

Mr. Wolfe presented revised plans with exact measurements of the pool and the patio and walkways. The excess lot coverage has been decreased by 1.7% from the original plan and is now at 33.5% versus the original 35.2%. The reductions came as a result of reducing the size of the paver patio to 10ft x 10ft and also the walkway around the pool. The walkway from the deck to the patio is now just stepping stones instead of pavers.

Mr. Cannilla noted that the pool pumps and filter are close the neighbor's property line. They tend to be noisy and there is also a heater. He asked if it could be relocated towards the rear of the property instead and away from the home. Mr. Wolfe said that he can work to relocate it further away.

Mr. O'Connor asked if a pool expert has looked at the plan, because the equipment looks far away from the pool. Mr. Wolfe said a pool expert has seen the plan but he does not see a problem to put the equipment to the right of the pool between the pool and fence and behind the front edge of the pool towards the rear. He will submit for the record the exact location after conferring with the pool expert.

Mr. Cannilla asked that he be mindful of discharging the overflow during heavy rainstorms, and wait awhile before doing so. Mr. Wolfe agreed.

There were no other questions or comments. Mr. Cannilla asked for a motion.

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

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 6:55p.m.

Marlene Rawson  
Board Secretary

February 5, 2020