

**Zoning Board of Adjustment  
Regular Meeting Minutes  
March 4, 2020**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, March 4, 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. John Novalis  
Mr. Brian O'Connor  
Mr. Ted Trautman  
Mr. Michael Shivietz (2<sup>nd</sup> Alt.)

**Members Absent:**

Mr. Rick Zeien  
Mr. Jason Jensen  
Mr. Matthew Engel (1<sup>st</sup> Alt.)

**Also Present:**

Mr. Robert McGanley, Esq., Board Attorney

**Call to Order:**

Mr. Cannilla, Chairman called the meeting to order at 6:35p.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 February 19, 2020 Meeting.

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

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

**C Variance:**

1. **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, remained under oath. Mr. Leonard said that he redesigned the bathrooms and reduced the bedroom sizes by two feet on the end and one foot 8" off the back. He also reduced the overhangs in some areas that will not affect the esthetics of the home. This reduced the requested building coverage percentage from 16.7% to 15.7%. The combined side yard setback deficiency has been eliminated and now complies.

Board members commented that they were pleased with the reduction. They were happy that the applicant listened and responded their concerns. They reduced the project where possible.

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

Mr. Trautman 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.

**2. Manny Casalinho**

**Application #BOA20-4**

1 Rever Drive  
Block 2004, Lot 11

Applicant is seeking approval for building and lot coverage, plus a rear yard setback in connection with an addition.

Manny and Patricia Casalinho and their architect, Doug Asral were sworn in. They said the project involves an addition that will allow a parent to live with them. They are also seeking to update and modernize the home.

They are in need of a rear yard setback variance. The required setback is 54 feet. They are existing at 47 feet and are seeking a 43 foot setback. At the time that the home was constructed, the required setback was 40 feet. It has since been amended to be 40%. The ordinance change caused them to become pre-existing and non-conforming. In addition, their lot depth is 135 feet which is less than the 150 foot typical lot size for the R-15 zone.

They are seeking a building coverage variance that equates to 392 square feet more than what is permitted. The lot coverage request variance is 191 square feet more than permitted.

Part of the project will include relocating an existing shed to a conforming location. They will also remove the other sheds and some paved surfaces so that the net increase in lot coverage is 191 square feet.

They will install a drywell system to mitigate any runoff. Mr. Noss asked if the solar panels will stay and they responded that they do intend to keep them.

Mike Cannilla said that he is concerned with lot coverage and is challenged by the increase. He added that drywells do not always work. He thought that the building coverage request was significant. He understands the need for a space for an aging parent, but the variance runs with the land and a future owner may not have that situation.

Mike Cannilla also said that the living room and dining room as designed are very large. There is a lot of square footage on the first floor. The request of an additional 2 ½ % is a lot. He wondered if a private living room for the parent is really necessary.

The setback will be maintained in the front. The new garage will be widened out to the side to 20' 8". The dining room will be expanded into the existing garage. The addition goes toward Crescent Road so it is not impacting any neighbors on the side.

Mr. Trautman noted that if the remaining shed is removed, it could reduce the request. Board members discussed the interior layout and suggested alternative ways to design it in order to somewhat reduce the request. Mr. Casalinho added that having living space for an aging parent is becoming very common. Ted Trautman agreed and said he is in the same situation. Mr. Cannilla said that he is sympathetic as well but struggles with the room sizes.

Mr. Novalis suggested eliminating the private sitting room in the in-law suite to reduce the request and also removing the shed. Mr. Cannilla thought that the bedroom could allow for an integrated sitting area. There was further discussion on how to rearrange the area to reduce the building coverage.

Mr. Cannilla felt that with some adjustments, they could reduce the building coverage request. He stated that it would not impact the second floor. He suggested that they should think about it and then return in two weeks with a different plan or the same plan if that is what they decide. Mr. Noss added that it is also their right to ask for a vote tonight on exactly the plan that they submitted.

Mr. and Mrs. Casalinho conferred with Doug Asral and decided that they will re-look at the plan to see if there is an opportunity to reduce the request. They asked to be carried to the March 18, 2020 meeting without further notice.

Mr. Cannilla asked for a motion.

Mr. O'Connor made a motion to carry the application to the March 18, 2020 meeting without further notice, second by Mr. Trautman.

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 7:30p.m.

Marlene Rawson  
Board Secretary

March 4, 2020