

**Zoning Board of Adjustment
Regular Meeting Minutes
June 6, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening June 6, 2018 at 7:00p.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 (7:05pm)
Mr. Brian O'Connor
Mr. Ron DeRose

Members Absent:

Mr. Rick Zeien
Mr. Jason Jensen
Ms. Elizabeth Roseman (1st alt)

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:00p.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 the May 2, 2018 Meeting*

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

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

Approval of Minutes from the May 16, 2018 Meeting.

Mr. DeRose 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.

planning additions. The home is 1600 square feet and his plan is to increase it to 2600 square feet. He added that his neighbors support his plan.

Mr. Lenahan said that he is well under on lot coverage but his plan puts him 38 square feet over on building coverage. This is due to building overhangs. The building footprint is actually 222 square feet under in building coverage. The existing garage is 24 feet deep and he wants to increase it to 32 feet deep. The 2 car garage was built in 1961.

A-1 current and proposed rendering.

Ms. Lazar explained the proposed first floor living space. There is a portico that will be added to the main entrance of the home for protection from weather. They did not realize that overhangs counted towards building coverage when drawing the plans.

Mr. Cannilla questioned the deep garage and the cedar closet. Mr. Lenahan stated that he needs the storage space in the rear of the garage as well as wanting a walk in closet. He said that he actually wanted a longer garage, but there is a tree behind the garage that he wants to preserve, so he reduced the plan.

Mr. Lenahan said that there is little storage space and no basement, although they plan to dig a basement as part of this project. He said the overhangs are proposed to match what is currently existing on the home.

Mr. Cannilla said that he does not see a hardship. Mr. Lenahan replied that the shape of the land and how it is used limits what can be done. He added that many new homes are being built at 3000-4000 square feet and more. He wants to keep the original home, but it needs updating and modernizing.

Mr. Novalis said those large homes are in compliance with zoning criteria. If he cut two feet off of the garage, it would bring him into compliance.

Mr. Noss confirmed that without the overhangs, the overall project would be under 15%. Ms. Lazar agreed and said that they reduced the original size of the addition in order for the entire project to be compliant. There was additional discussion on how the overhangs affected the project.

Mr. Lenahan said that the garage is only 18 feet wide and actually less inside due to the cinderblock walls that make it more narrow.

Ms. Lazar noted that the request is for less than 0.25% over the allowable amount of building coverage.

Mr. Novalis said that he believes that 2 cars would fit on each side of the garage because of the length. Mr. Lenahan replied that the rear of the garage is to be used for storage space since the bays are narrow.

Mr. Cannilla said that he stores items on the sides of his garage and he feels that there is room for side storage in this garage. He asked if the step up to the grass located behind the garage is included in the building coverage.

Ms. Lazar stated that both the Building and Engineering department reviewed the plan and noted that the landing and step do not factor into the building coverage. Mr. Cannilla disagreed and felt that it should be counted.

Mr. Novalis said that he also does not see a hardship associated with this request. Mr. Cannilla explained what an acceptable hardship would be.

Mr. Lenahan reminded the Board that although there is a very minor overage in building coverage, the overall lot coverage is well under what is allowed.

Kurt Senesky told Mr. Lenahan that either he must demonstrate a hardship or, he can prove that the benefits of granting the variance outweigh any detriments. The fact that he is well under on lot coverage is a good argument for positive criteria. He can expand on how this will advance the purpose of zoning.

Mr. Lenahan replied that he is utilizing existing housing stock and preserving a piece of Florham Park that is disappearing. It would be easy to tear it down and build a larger home, although he would not get the third garage due to the odd shape of the lot.

Mr. Lenahan said that he has compromised during the planning process, but he wants certain things. He does not want to move out of town.

The meeting was opened to the public.

Scott Lauer, Briarwood Road. He said that Mr. Lenahan is a good neighbor. He likes the traditional home the way it is and wants it to remain and not get knocked down. He does not care for the new larger boxy homes that are being built. He stated the he supports Mr. Lenahan and his improvement project.

Mr. Cannilla stated that Mr. Lenahan can ask the Board to vote on the application as presented tonight, or he can ask to be carried to the next Board of Adjustment meeting. He can then have time to re-examine the plan and decide whether he is able to make adjustments or not.

Mr. Lenahan agreed to carry the application to the June 20, 2018 meeting without further notice.

Mr. Noss made a motion to carry the application to the June 20, 2018 meeting without further notice, second by Mr. O'Connor.

Roll Call: On a roll call vote all members present and eligible voted to carry the application

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

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

Ralph and Erin Rodrigues were sworn in. Mr. Rodrigues stated that he wants to add a portico over the front door and also a garage overhang. The plan that was submitted had an incorrect front setback number and it is now amended to be 29.4 feet due to the garage overhang. This is verified by a letter from the project architect.

Mr. Rodrigues stated that the front portico will offer protection from the weather because the porch in its current state, is exposed to the elements. The garage overhang is needed to keep the rainwater from puddling in the garage. Both features will offer an esthetic value to the home by presenting an attractive appearance.

The Board agreed that the request is modest and had no concerns. There were no questions from the Board members or the public. Mr. Cannilla 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

On a motion duly made and seconded the meeting was adjourned at 8:30p.m.