

**Zoning Board of Adjustment
Regular Meeting Minutes
October 3, 2018**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening October 3, 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
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Jason Jensen

Members Absent:

Ms. Elizabeth Roseman (1st Alt)
Mr. Ted Trautman (2nd Alt)

Also Present:

Mr. Kurt Senesky, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 7:00 p.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 September 5, 2018 Meeting.

Mr. Jensen made a motion to approve the minutes, second by Mr. Zeien.

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

Resolution of Approval:

6.	<u>PSI Atlantic Florham Park NJ, LLC</u>	<u>Application #BOA 18-13</u>
	37 Vreeland Road	C-1 zone
	Block 301, Lot 17	

Applicant is seeking approval for the construction of a self-storage facility.

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

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

C-Variance:

- | | |
|--|---|
| 7. <u>Jonathan Guerrieri & Ariana Centanni</u>
20 Kenneth Court
Block 2002, lot 30 | <u>Application # BOA18-15</u>
R-15 zone |
|--|---|

Applicant is seeking approval for a rear yard setback variance in connection with an addition. Applicant requested to be carried to the October 17, 2018 meeting with no further notice. Mr. O'Connor made a motion to carry the application, second by Mr. Zeien
Roll Call: On a roll call vote all members present and eligible voted to carry the application.

Use Variance, Preliminary & Final Site Plan:

- | | |
|---|--|
| 8. <u>Artis Senior Living</u>
301 Columbia Turnpike
Block 1602, lot 5 | <u>Application #BOA17-13</u>
use, preliminary & final site plan
R-25 zone |
|---|--|

Applicant is seeking approval for an assisted living facility.

Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Jensen, Roseman, (Trautman must listen/read 2.7.18, 5.16.18, 7.18.18, transcripts)

Applicant requested to be carried to the October 17, 2018 meeting with no further notice.

Mr. Cannilla was concerned about the number of times that the application has been carried and wondered if the applicant should be required to re-notice, particularly if there is a revision to the plan. He felt that some members of the public who have an interest in this may have lost track of the status of the application.

Mr. Senesky explained that it is his understanding that the applicant is trying to work out the traffic concerns. He recommended that the Board carry the application to the October 17th meeting as requested. He said he will contact the applicant's attorney for an update and inquire about any forthcoming revised plans.

Mr. Zeien made a motion to carry the application, second by Mr. Jensen.
Roll Call: On a roll call vote all members present and eligible voted to carry the application.

The Board Secretary discussed the upcoming meeting agendas as they are known at this time. It was suggested that an extra meeting be scheduled for November 28, 2018 due to only one meeting in November.

On a motion duly made and seconded the meeting was adjourned at 7:30p.m.

Marlene Rawson
Board Secretary

October 3, 2018