

**Zoning Board of Adjustment  
Regular Meeting Minutes  
December 4, 2019**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, December 4, 2019 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  
Mr. Ted Trautman

**Members Absent:**

Mr. Matt Engel

**Also Present:**

Mr. Kurt Senesky, Esq., Board Attorney  
Mr. Mike Sgaramella, PE, Board Engineer

**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."

Chairman Mike Cannilla announced that longtime Board Attorney Kurt Senesky is retiring at the end of this year and this will be his final meeting with the Board of Adjustment. He said that Kurt has been the attorney for this Board for 34 years and he has had the pleasure of working with him for 24 of those years. He thanked Mr. Senesky for his guidance and service to this Board and to the Borough of Florham Park.

Councilwoman Carmen Cefolo-Pane presented Mr. Senesky with a plaque that expresses the appreciation for his many years as Board Attorney. She also thanked him on behalf of the Mayor and Council for his exceptional dedication and service to the Borough of Florham Park.

**Approval of Minutes:**

Approval of Minutes from November 20, 2019 Meeting.

Mr. Zeien 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.

**Resolution of Approval:**

1. **Lucco Cucina & Bar**  
207 Ridgedale Avenue  
Block 804, Lot 6

**Application # 19-5**

Application is seeking approval for relief of prior resolution conditions related to hours of operation.  
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.

2. **Mary Chiarolanzio** **Application # BOA19-14**  
17 Manker Drive  
Block 2703, Lot 41

Applicant is seeking approval for a rear yard setback in connection with a 2<sup>nd</sup> story addition.  
Mr. Zeien made a motion to approve the resolution, second by Mr. Noss.  
Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

**C-Variance:**

3. **Robert Treiber** **Application # BOA 19-15**  
22 Orchard Road  
Block 2901, Lot 11

Applicant is seeking approval for a front yard setback and excess building coverage in connection with a front portico.

Robert Treiber was sworn in. He stated that he wants to add a portico over a front porch that is 7'8" wide. This is a slightly wider porch than what is permitted to be covered and is creating a front setback variance and building coverage overage.

The home is a 1950's split level and this is part of a larger renovation project that is not changing the footprint of the home and is not in need of any variances. They need the covered porch for protection from the weather, and for esthetic purposes in that it will had some dimension to the front of the home.

It was acknowledged that the existing overhangs on the home have created an overage on building coverage. This was existing when he purchased the home.

Mr. Cannilla stated that the porch is only slightly larger than what is permitted. The lot coverage complies. He added that many front entries on today's homes require larger porches. It may be worth exploring whether the permitted portico size of 5' x 6' should be increased to 7 or 8 feet.

There were no questions or comments.

Mr. Cannilla asked for a motion.

Mr. Jensen 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 resolution.

**Nominating Committee -2020**

Mike Cannilla asked John Novalis to be the chairman of the Nominating Committee for the Board of Adjustment Chairman and Vice-chairman for 2020.

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

Marlene Rawson  
Board Secretary

December 4, 2019