

**Borough of Florham Park
Board of Adjustment
January 16, 2019
Meeting Agenda**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, January 16, 2019 at 7:00 p.m. in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Adequate notice has been given in accordance with The Open Public Meetings Act.
3. Announcement – There will be no new testimony after 10:00 p.m.
4. All professionals have been sworn in.

Approval of Minutes:

5. Approval of Minutes from the January 2, 2019 Meeting.
Eligible voters: Noss, Novalis, Zeien, O'Connor, Jensen, Roseman, Trautman

Re-Organization:

6. Nomination for Chairman and Vice-Chairman

Re-Organization Resolutions of Approval:

7. Scheduled Meetings for 2019
8. Retaining of a Board Secretary
9. Retaining of Planning Consultant, Board Attorney, Board Engineer

Resolution of Approval:

- | | | |
|-----|---|--|
| 10. | <u>U.S. Northeast Properties</u>
119-121 Columbia Turnpike
Block 2001, Lot 7.01 & 7.02 | <u>Application # BOA18-9</u>
PB-2 zone |
|-----|---|--|

Applicant is seeking approval for a minor subdivision, a one story medical office building, and a two story mixed use building containing medical offices and a physical fitness center.

Eligible voters: Noss, Novalis, Zeien, O'Connor, Jensen, Roseman, Trautman

Use Variance, Preliminary & Final Site Plan:

- | | | |
|-----|---|--|
| 11. | <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, Zeien, O'Connor, Jensen, Roseman, Trautman, (Novalis must listen to the 11.28.18 minutes)

C-Variance:

12. Joseph DeFillippes
20 Brooklake Road
Block 4101, Lot 28

Application # BOA18-14
R-15 zone

Applicant is seeking approval for building height, building coverage, lot coverage in connection with a detached garage. Carried from the October 17, 2018 meeting without further notice or publication.

Applicant has requested to be carried to the February 20, 2019 meeting with no further notice or publication.
Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Jensen, Roseman, Trautman.

Adjourn

Please note that in all matters presented by applicants, the Board's function is quasi-judicial and, therefore, formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. If a matter is on the agenda only attending the meeting can protect your rights.

Marlene Rawson
Board Secretary