

**Zoning Board of Adjustment
Regular Meeting Minutes
March 20, 2019**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening March 20, 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. Jason Jensen
Ms. Elizabeth Roseman (1st Alt)

Members Absent:

Mr. Brian O'Connor
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 7:00p.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 March 6, 2019 Meeting.

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

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

Resolutions of Approval:

2. **Daniel & Jessica Cox**
5 Mueller Court
Block 2501, lot 31

Application # BOA19-3
R-15 zone

Applicant is seeking approval for excess building coverage and lot coverage in connection with construction of a screened porch.

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.

Ms. Roseman asked if they were doing anything to improve the storm water management. Mr. Nissam stated that the pool really captures the water and the plan is decreasing the coverage overall. He is not adding any additional storm water improvements.

Mr. Novalis asked how the pool discharges the excess water from a heavy rain fall. Mr. Rodriguez replied that there is hose that is routed to an existing drain pipe that discharges into the street and storm drains.

Mr. Noss clarified that they bought the home in 2010. Mr. Rodriguez said that is correct and at that time they re-did the front walkway and slightly reduced the coverage that was originally 53%. It was then that they were informed then that the coverage was over the allowable amount. They were not aware of that when they purchased the home. However, they were not required to come to the Board in order to do the walkway work.

Mr. Noss asked why they must have Board approval now. Mr. Rodriguez replied that the Zoning Officer required that he go to the Board. Mr. Senesky stated that decision to require a board hearing is the Zoning Officer's. He said that is a little unusual and added that if this is denied, he is able to keep the existing coverage that is more than what he is asking for at 51.8%. Any reduction is an improvement.

Mr. Cannilla asked how large the brown colored patio is. They responded that it is 18 x 20ft. Mr. Nissam said that there are 450 square feet of patio space. Mr. Cannilla feels that it is a lot. Most people only have one patio and they have three patios. He also asked about the retaining walls.

Mr. Rodriguez responded that they want to keep the main patio. He is willing to eliminate the small patio if that is what the Board wants and if it would make them more comfortable. He will replace it with a garden. Mr. Cannilla asked about the retaining walls. Mr. Nissam said that he needs the retaining wall in that because there is a grade difference. He also said that there is a design element to some of these features that is part reason for the improvement.

Mr. Rodriguez said that he will remove many of the stepping stones along the right pool side and remove the upper patio. He will be keeping four of the stepping stones. These changes will result in a reduction of improved coverage of 1,000 square feet.

The meeting was opened to the public.

Ms. Nevius, West End Ave. She wanted to know if the pool was covered. They stated that it is covered.

Bill Zuckerman, Keyes Street. He asked about the pool overflow going into the street. He asked if it can be drained somewhere else since it is chlorinated. Mike Cannilla suggested that they ask the Borough Engineer where it typically drains.

Elizabeth Roseman complimented Mr. Rodriguez on the revisions and thanked him for his willingness to work on the reductions as best they could. She said that they did a great job and she appreciates that.

Mr. Senesky reviewed the revisions to the application. They will update the calculations, remove the gray colored patio and four stepping stones to the pool, remove all stepping stones except for four of them and they will revise the plan. The coverage numbers will be updated when the site plan is revised.

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

Mr. Zeien made a motion to approve the application, second by Mr. Novalis.

Roll: Roll: On a roll call vote all members present and eligible voted approve application.

On a motion duly made and seconded the meeting was adjourned at 8:00 p.m.

Marlene Rawson
Board Secretary

March 20, 2019