

**Zoning Board of Adjustment
Regular Meeting Minutes
August 5, 2020**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening August 5, 2020 at 6:30p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020 that explicitly permits a public body to conduct a meeting electronically during a state of emergency.

Members Present:

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Brian O'Connor
Mr. Jason Jensen
Mr. Matthew Engel (1st Alt.)
Mr. Michael Shiviets (2nd Alt.)

Members Absent:

Mr. Rick Zeien
Mr. Ted Trautman

Also Present:

Mr. Matthew Posada, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:30 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 the July 1, 2020 Meeting.

Mr. Noss made a motion to approve the minutes, second by Mr. Engel.

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

Resolution of Approval:

Artis Senior Living

Columbia Turnpike
Block 1602, Lot 5

Application #BOA17-3

The Applicant requests a one year extension of the date that the previously approved variances will expire until March 20, 2021 to coincide with the two-year site plan protection period under the Municipal Land Use Law.

Mr. Noss made a motion to approve the resolution, second by Mr. Engel.

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

7. Manny Casalinho

1 Rever Drive
Block 2004, Lot 11

Application #BOA20-4

Applicant is seeking approval for rear yard setback in connection with an addition.

Mr. Shiviets 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.

8. Lisa Quintela

5 Spring Valley Drive
Block 2401, Lot 15

Application #BOA20-5

Applicant is seeking approval for excess lot coverage in connection with an in-ground swimming pool.

Mr. Jensen made a motion to approve the resolution, second by Mr. Novalis.

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

C-Variance:

9. Jonathan & Alisa Laudicina

6 Vultee Drive
Block 2803, Lot 17

Application #BOA20-6

Applicant is seeking approval for a second story addition. (Intensification of a preexisting non-conforming rear yard setback).

Jonathan and Alisa Laudicina, and Maria Bucci, architect, were sworn in.

Maria Bucci stated that the existing ranch home is already well within the rear yard setback line. The second story addition will not expand the footprint of the home. It will be located at the rear of the home in the southwest corner and will not appear obtrusive.

The addition will be located there since there is already is an existing staircase leading to the basement in that area.

Mr. Cannilla asked about the history of the property since it is over on coverage. The Board Secretary stated that there are no records for any variance approvals on the property. The property record card

indicates that the home exists as originally constructed. Overhangs may not have been considered when the home was constructed which could account for much of the excess coverage.

Mr. Cannilla asked about the driveway that seems to encroach on the adjacent property. It was stated that there is a recorded easement for the driveway.

Ms. Bucci stated that the height after the addition will be 25.5 feet where 35 feet is permitted.

Matt Engel asked about the other stairwell and if they considered putting the addition in that location. Ms. Bucci stated that it was not an ideal location since it would be more in the front of the home and appear like a tower, rather than the rear where it is less noticeable.

Mr. Cannilla asked if the shed was there at the time of purchase. Mr. Laudicina stated that the shed was there when he bought the home.

Ms. Bucci stated that the lot area is 894 square feet over what is permitted. The building coverage is also over what is permitted. There is one shed on the property but it is only 100 square feet.

Mr. Cannilla asked if this homeowner made any exterior improvements since he has owned the home. Mr. Laudicina replied that he installed a fence and repaired a back portion of the rear patio.

Mr. Cannilla and Mr. Engel commented that a full landing would be need in the doorway area of the proposed addition. Ms. Bucci agreed and stated that she could create a landing.

Jeff Noss commented that he visited the neighborhood and most of the homes in the area are two story. His opinion is that the increased height of this addition is innocuous and will not appear out of place. He takes no issue with this request.

Mr. Cannilla opened the meeting to the public. There were no questions. He called for a motion.

Mr. O'Connor made a motion to approve the application, second by Mr. Jensen.
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 7:30 p.m.

Marlene Rawson
Board Secretary

August 5, 2020