

**Zoning Board of Adjustment
Regular Meeting Minutes
September 16, 2020**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, September 16, 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. Brian O'Connor
Mr. Jason Jensen
Mr. Ted Trautman
Mr. Michael Shivietz (2nd Alt.)

Members Absent:

Mr. John Novalis
Mr. Rick Zeien
Mr. Matthew Engel (1st Alt.)

Also Present:

Mr. Matthew Posada, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:30p.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 2, 2020 Meeting.

Mr. Shivietz 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.

C-Variance:

6. **Marie Mazzocchi**
28 First Street
Block 1801, Lot 8

Application #BOA20-7

Applicant is seeking approval for excess building and lot coverage, and a rear yard setback in connection with a front entry portico, decorative alterations to the front elevations, and a rear door wooden stoop. Rosemary Stone Dougherty represented the applicant. The applicant is seeking to undertake esthetic revisions to the front elevation of the home, plus construct a rear stoop. There will be no substantial

change to the existing footprint of home. There are nonconforming building and lot coverages that are pre-existing.

Tom Does, architect, and Marie Mazzocchi, homeowner, were sworn in.

Tom Does stated that this is a home with a very dated façade. This is a cosmetic alteration project to bring the home more in line with current home styles. There will be a very minor increase to building and lot coverage due to the redesign of the front entry and the addition of a rear door stoop.

The home was constructed in 1984 and is a 1980's contemporary style home with shed roofs and curved walls. The homeowner desires a more modern updated look that will blend well with the current home styles. The roof lines will be reframed to be pitched to install decorative roof peaks and dormers. The front entry portico will be altered and made slightly larger and will be approximately 11 feet wide x 6 feet deep. The curved walls at the entry foyer will be squared off. Columns will be added. The front walk way will be redesigned to meet the new portico. No living space is to be added as a result of this façade upgrade.

The rear door stoop is proposed to be 8 feet wide x 3.6 feet deep and will be wood framed with a vinyl railing and lattice. The overall height of the home will remain the same at 26 feet which is well under the permitted height of 35 feet.

The variance request is for 76 square feet of additional building coverage and 43 square feet of additional improved lot coverage. There is no change in the rear yard setback.

Marie Mazzocchi stated that she bought the home in March 2020. She does not yet live in the home. The current pandemic delayed her plans until now.

It was noted that the home has excess building and lot coverage as it exists. They tried to keep the coverage numbers as close as possible to what exists. The area that the home is located in is a former R25D cluster zone and was constructed using those bulk standards. That allowed large homes to be built on smaller than usual lots by incorporating some open space in the area. Today's standards, when applied, create a non-conforming condition.

The meeting was opened to the public.

Helen McLaughlin-Buhlinger, 32 First Street. She stated that she also lives in the neighborhood. She moved there 10 years after her home was built. She stated that in the past, she has visited the Borough and viewed the zoning records on her home. She stated that there are many inconsistencies in what the record states and what actually was built. The surveys did not match what was built and no one could figure out why. She also welcomed the new homeowner and is happy with what is being proposed.

A virtual message was sent by Mr. Martin that stated "Welcome to the neighborhood" that was read into the record.

Brian O'Connor confirmed that there is a masonry fireplace being added to the plans.

Mr. Cannilla acknowledged that there have been a number of changes to the bulk requirements and zones that were eliminated that have caused overages. He is comfortable with this application and there is no significant excess coverage.

Mr. Shvietz commented that he is pleased with the architectural improvements to the home and it is in keeping with the neighborhood. Mr. Jensen agreed and stated he drove through the neighborhood and this will blend in well with it.

Rosemary Stone Dougherty concurred that the home was part of a cluster development at the time of construction in the early 1980's. The neighborhood consists of a nice mix of homes that have been

updated and the homeowner is anxious to get started with the renovations so that she can move in. Rosemary Stone Dougherty appreciated the Board's time and thanked them.

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

Mr. Noss 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 7:15 p.m.

Marlene Rawson
Board Secretary

September 16, 2020