

**Zoning Board of Adjustment  
Regular Meeting Minutes  
March 3, 2021**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, March 3, 2021 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. Rick Zeien  
Mr. Brian O'Connor  
Mr. Jason Jensen (6:33pm)  
Mr. Matthew Engel (1<sup>st</sup> Alt.)  
Mr. Michael Shivietz (2<sup>nd</sup> Alt.)

**Members Absent:**

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:**

1. Approval of Minutes from February 17, 2021 Meeting.

Mr. Noss made a motion to approve the minutes, second by Mr. O'Connor.

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

**C-Variance:**

2. **Andy and Lisa Rossi** **Application # BOA 21-01**  
31 Midwood Drive  
Block 904, Lot 18

Applicant is seeking approval for excess building coverage and excess lot coverage in connection with a porch, foyer, and garage.

Carried from the February 3, 2021 meeting without further notice or publication.

Andy Rossi remained sworn in. Plans have been revised to reflect a number of changes since the last meeting. He stated that the shed on his property was existing when he purchased the home. He will remove it in order to decrease the lot coverage. The most important part of the project is the garage, the foyer and the esthetics.

Bill Brown, Engineer, also remained sworn in. He said the existing shed will be replaced with a shed that is 100sf or less so that it does not affect building coverage. He will remove the hot tub in the rear. There is also 5.7 feet of driveway on the right side to be removed.

The overall improved lot coverage proposed has been reduced to 36.86% where 36.09% exists (30% permitted). This number is very close to what is existing on the property today.

Brian O'Connor confirmed that the front yard setback is unaffected by this application and remains at 45.65 feet.

Mr. Brown stated that the building coverage will increase from 15.81% (existing) to 18.07%. It encompasses the garage and foyer addition.

Mr. Noss stated that they made a nice adjustment from the original plans. There is only a small amount of coverage to be added to the footprint.

Rick Zeien also said the plan looks good and he was glad that there was no major alteration to the original plan. They did a good job trying to stay within the coverage that they already had.

Brian O'Connor agreed with his fellow board members and said they did a good job with revisions and found areas that could be reduced.

John Novalis also said he is happy with the changes and agrees with the others. The variance relief was reduced which is what the Board wanted.

Mike Shivietz said the application did a good job and the extent of the variance relief was reduced.

Matt Engel thought it was a fantastic job. He confirmed that the shed is still included in the lot coverage but not in building coverage.

Jason Jensen agreed with the other board members in that they did a good job with the revisions.

The meeting was opened to the public. There were no questions.

Mike Cannilla said the esthetic improvement is a value. He appreciates the attempt to control the lot coverage. He believes that the plan is a benefit to the municipality. He asked about a storm water management drainage structure.

Bill Brown replied that he will provide the storm water calculations and they will probably install a 1000-gallon seepage pit. Mr. Cannilla asked they consider the 6% of excess coverage.

There were no other questions or comments from the Board or Public. Mr. Cannilla called for a motion.

Mr. Zeien made a motion to approve the application, second by Mr. O'Connor.

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 7:00p.m.