

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

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, November 3, 2021 at 6:30p.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. Brian O'Connor  
Mr. Matthew Engel (1<sup>st</sup> Alt.)  
Mr. Michael Shivietz (2<sup>nd</sup> Alt.)

**Members Absent:**

Mr. Jason Jensen

**Also Present:**

Mr. James Polles, 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 the October 20, 2021 Meeting.

Mr. O'Connor 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:**

2. **Angelo Brattoli** **Application #BOA 21-14**  
76 Edgewood Drive  
Block 2408, Lot 15

Applicant is seeking approval for a setback variance in connection with a new deck.

Angelo Brattoli was sworn in. He stated that he purchased the home in 1992. The home has an existing deck that is already two feet into the setback. It was there when he purchased the home. The deck is

structurally unsafe and needs to be replaced. It is not possible to put the deck in any other location on the back of the house due to inaccessibility.

The home has an addition in the rear and the deck is connected to it by sliding doors. The deck will be easily accessed by Mr. Brattoli's wife who is disabled.

He is asking to increase the setback violation to 10 feet in total. The deck will be 18 feet deep total by 21 feet wide. Mr. Cannilla remarked that the setback requirement did not exist in 1992 so the current deck size was an acceptable size at that time. Since then, the code changed and setback requirements have been added.

Mr. Brattoli stated that he will not cover the deck. He also stated that the existing patio will remain.

Mr. Cannilla noted that all calculations are shown on the plans, and he is not over on building coverage or lot coverage.

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

Mr. Cannilla asked if Mr. Brattoli would agree to a condition in the resolution stating that the deck will remain open and uncovered. Mr. Brattoli agreed to that condition.

Jeff Noss thought that this was a de minimus request.

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

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

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.

Marlene Rawson  
Board Secretary

November 3, 2021