

**Zoning Board of Adjustment
Regular Meeting Minutes
September 1, 2021**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, September 1, 2021 at 6:30p.m., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Jason Jensen
Mr. Michael Shiviets (2nd Alt.)

Members Absent:

Mr. Michael Cannilla, Chairman
Mr. Matthew Engel (1st Alt.)

Also Present:

Mr. Robert McBriar, Esq., Board Attorney

Call to Order:

Mr. Noss, Vice-Chairman called the meeting to order at 6:30 p.m.

Statement of Adequate Notice:

Mr. Noss 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 August 4, 2021 Meeting.

Mr. Zeien 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.

Resolution of Approval:

2. **Ketal Patel** **Application #BOA 21-11**
19 Circle Road
Block 2412, Lot 12

Applicant is seeking approval for a building coverage variance for a newly constructed front porch and portico.

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

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

C-Variance

Maria Shrager

2 Heritage Road
Block 2101, Lot 43

Application #BOA 21-09

Applicant is seeking approval for excess lot coverage in connection with an in-ground pool and patio. Carried from the August 4, 2021 meeting without further notice or publication.

Maria Shrager remained sworn in. She stated that she and her engineer reviewed the plans again and made some changes in an effort to further reduce the coverage.

Engineer Jeff Egarian stated that the driveway bump-out parking area has been removed from the plan. The paver walkway from the house to the driveway had to be extended after the removal. The overall net reduction in coverage is 541 square feet. The improved coverage variance request is now at 27.8% or 2.8% more than what is permitted in the zone.

He said that they will sod and shrub the area of the former parking area. Nothing else has changed. The Belgian blocks will be reused.

Jeff Noss stated that he visited the home and this is a significant removal of black top. He realizes that it is a convenient parking area space and it does have some value. But he pointed out that there is also an area near to the garage that cars are able to park. He said that he appreciates the reduction. He noted that the coverage percentage to start with was 25.3% which is slightly over the 25% limitation. It is insignificant and could have resulted from a different calculation.

Jeff Noss made some comparisons to other residential zones. He said that although this request is 2.8% over what is permitted in the R-44 zone, it is 2.2% under what is permitted in the R-15 and R-25 zones. Additionally, the unimproved coverage on this property is more than 30,000 square feet which is the equivalent of two R-15 lots. He said that he felt that it is ironic that the Applicant has more open space in the R-44 zone and yet the project still requires a variance.

Brian O'Connor remarked that he also appreciates the efforts made by the applicant. There were no other questions or comments.

The meeting was opened to the public. Seeing no questions or comments, the meeting was closed. Mr. Noss called for a motion.

Mr. Jensen 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 resolution.

On a motion duly made and seconded the meeting was adjourned at 7:00p.m.

Marlene Rawson
Board Secretary

September 1, 2021