

**Zoning Board of Adjustment  
Regular Meeting Minutes  
September 15, 2021**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, September 15, 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. Michael Shiviets (2<sup>nd</sup> Alt.)

**Members Absent:**

Mr. Jason Jensen  
Mr. Matthew Engel (1<sup>st</sup> Alt.)

**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 September 1, 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. **Maria Shrager** **Application #BOA 21-09**  
2 Heritage Road  
Block 2101, Lot 43

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

Mr. O'Connor made a motion to approve the resolution, second by Mr. Zeien  
Roll Call: On a roll call vote all members present and eligible voted to approve the resolution.

**C-Variance:**

**3. Cesar Gamarra**  
3 Dawn Court  
Block 1907, Lot 31

**Application #BOA 21-13**

Applicant is seeking approval for intensification of a rear yard setback in connection with a second floor addition.

Cesar Gamarra and his architect, Alan Andreas, were sworn in. Alan Andreas stated that the property is on a cul-de-sac. The project encompasses adding an upper level of living space over the existing first floor structure.

There is no additional building coverage or lot coverage to the lot. It is an irregularly shaped lot. The total depth of the lot is 120 feet where 150 feet is required. The rear yard depth is 29.7 feet where 49.7 feet is required. The property abuts the Lutheran Church parking lot so there is no obstruction to light.

The building coverage is less than the maximum permitted. The lot coverage is also less than the maximum permitted.

Jeff Noss asked what the finish will be on the outside. Alan Andreas replied that it will be clad in hardi-plank siding to match the existing home.

John Novalis asked for clarification on why there is a need for a variance. Mike Cannilla explained that they are increasing the intensity of the non-conformity.

The meeting was opened to the public.

Susan Eynon, 311 Brooklake Road. She received the certified letter about the hearing. She wanted to see the plans to see what the addition looks like.

Alan Andreas showed the drawings to Ms. Eynon. He explained the scope of the addition. She appreciated being shown the plans and said it was very nice.

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. 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.

Marlene Rawson  
Board Secretary

September 15, 2021