

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
November 29, 2023**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, November 29, 2023 at 6:30p.m. in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Adequate notice has been given in accordance with The Open Public Meetings Act
3. Announcement – There will be no new testimony after 9:30p.m.
4. All professionals have been sworn in.

Approval of Minutes:

5. Approval of Minutes from the November 15, 2023 Meeting.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shivietz, Facas

Resolutions of Approval:

6. **Joseph & Lisa Scaff** **Application #BOA23-11**
43 Beechwood Road
Block 4001, Lot 85

Applicant is seeking approval for excess lot coverage in connection with the installation of a generator pad.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shivietz, Facas

7. **Aldo & Maureen Russo** **Application #BOA23-12**
8 Crescent Road
Block 2005, Lot 4

Applicant is seeking approval for excess improved lot coverage for a front portico.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shivietz, Facas

D – Use Variance, Preliminary and Final Major Site Plan:

6. **BPS Development** **Application #BOA23-6**
Columbia Turnpike & Elm Street
Block 1602, Lots 4 & 5

Applicant is seeking use variance approval and preliminary and final major site plan approval for an 85-unit two-story assisted living facility and memory care facility.
Carried from the October 18, 2023 meeting without further notice or publication.

Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Shivietz, Facas

Adjourn

Please note that in all matters presented by applicants, the Board's function is quasi-judicial and, therefore, formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. If a matter is on the agenda only attending the meeting can protect your rights.