

**Zoning Board of Adjustment
Regular Meeting Minutes
April 20, 2022**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, April 20, 2022 at 6:30p.m. The meeting was conducted by virtual means utilizing the Zoom service in accordance with the guidelines set for by the State of New Jersey which 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. Jason Jensen
Mr. Michael Shivietz

Members Absent:

Mr. Brian O'Connor
Mr. Matthew Engel (1st Alt.)

Also Present:

Mr. James E. 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 asked the Board Secretary if the statutory requirements of the Open Public Meetings Act had been met. Board Secretary Marlene Rawson responded that we are in compliance with the requirements.

Approval of Minutes:

1. Approval of Minutes from the April 6, 2022 Meeting.

Mr. Noss made a motion to approve the minutes, second by Mr. Shivietz.

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

Resolution of Approval:

2. **Landy Garcia** **Application # BOA22-05**
4 Elm Street
Block 1701, Lot 6 (R-15 Zone)

Applicant is seeking approval for 14.8% building coverage where 14.5% is allowed.

Mr. Shivietz made a motion to approve the application, second by Mr. Noss

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

C Variance:

7. Kimberly Mancarella

Application #BOA22-04

70 Townsend Drive
Block 2605, Lot 18 (R-15 Zone)

Applicant is seeking approval for a front yard setback in connection with an addition.

Kimberly Mancarella was sworn in. She stated that they love Florham Park and their neighborhood, but after three children, they have outgrown their home. They want to put on an addition that will give her family the space they need. The home, as built, is slightly into the setback which is creating a variance condition when expanded upon.

Doug Asral, architect, was sworn in. He stated that the proposed addition will align itself with the existing foundation and will not encroach any further into the setback. The existing foundation is one foot into the setback on the Old Mill Road frontage. The Townsend Drive frontage will not encroach further into the existing setback. The front porch will have a portico overhang.

The addition includes a two-story addition that will have three bedrooms and one bathroom above a new kitchen and living area. The existing half story will be converted into a master bedroom suite.

Mike Cannilla commented that the building and lot coverage are well under the maximum permitted. There is no additional encroachment into the setbacks.

Jeff Noss found the request to be reasonable.

Mike Cannilla recommended that the setback request on the Old Mill Road frontage be 38.5 feet to account for any property irregularity or survey issues. It was agreed that the Townsend Drive setback can be 38.4 feet. The portico overhang on over the entrance is exempt up to five feet.

Mr. Cannilla opened the meeting to the public. Seeing no questions or comments, he closed the meeting and called for a motion.

Mr. Zeien made a motion to approve the resolution, second by Mr. Noss.

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 7:10p.m.

Marlene Rawson
Board Secretary

April 20, 2022