

**Zoning Board of Adjustment
Regular Meeting Minutes
June 1, 2022**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, June 1, 2022 at 6:30pm., 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. Michael Shiviets

Members Absent:

Mr. Brian O'Connor
Mr. Jason Jensen

Also Present:

Mr. James E. Polles, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:35 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 May 4, 2022 Meeting.

Mr. Zeien 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.

Resolution of Approval:

2. **AJ Developers LLC** **Application #BOA22-06**
111 Braidburn Road
Block 3502, Lot 24 (R-15)

Applicant is seeking approval for 10.15% building coverage where 9.5% is permitted in connection with a covered porch.

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

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

3. The Johnson Residence
76 Burnet Road
Block 1501, Lot 3 (R-15 zone)

Application #BOA22-01

Applicant is seeking approval to improve and develop the Property for use as a two-family structure.

Mr. Noss requested that the term "impervious" be changed to "improved" (*as written in the resolution*). He also clarified the reference to "multi-family".

Mr. Noss 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:

4. Bruce Carter
28 Beechwood Road
Block 4003, Lot 6 (R-7 Zone)

Application #BOA22-08

Applicant is seeking approval for excess building coverage and excess lot coverage in connection with multiple additions.

Mike Cannilla reminded that Board that the R-7 zone was created a few years ago and associated new bulk standards were added in consideration the smaller lot sizes.

Bruce Carter, Applicant, and James Karas, Architect were sworn in.

Bruce Carter stated that they have two sons who have recently married. They both live out of state and they would like to have adequate bedroom space for them when they visit. They also want an expanded living and dining room, plus an office.

During the planning stages of this remodeling, they discovered that they are already over the existing limit for lot coverage. They purchased the home in 2000 and replaced the deck, macadam, and paver patio in 2007. He was unaware that he was over lot coverage. He noted that there is already a drywell.

James Karas stated that the rear addition contains a bedroom (15 x 15) with an office upstairs. They will also expand the dining room and add a front porch. They will remove much of the paver patio and also install a new drywell in accordance with the requirements of the Borough Engineering assistant Kayla Kaplan.

James Karas said that many homes in the Beechwood neighborhood have been expanded upon and he thinks his project will be in keeping with what is already existing in the neighborhood. He noted that the overhead photo included in the submittal shows homes in the area have been added on to.

A-1 present day photos of existing home (4).

James Karas explained that they are actually reducing the existing coverage. The majority of the new building coverage is the rear addition that that will be constructed where a portion of the existing patio currently is.

Jeff Noss asked for explanation of how the improved coverage is being reduced. James Karas replied that the existing patio size is being reduced and they are eliminating a walkway.

James Karas summarized that the changes are similar to improvements done to other homes in the neighborhood. The overall lot coverage will slightly decrease. The new drywell will be an improvement over what exists today.

Bruce Carter added that these properties are small. He maintains his property and these upgrades will add value to the neighborhood. He is also re-siding his house as part of the project. He noted that his rear neighbors have more coverage than this plan contains. He feels that this will be an overall improvement and a benefit to the neighborhood.

Mike Cannilla commented that Florham Park is a very wet town and it is challenging. A seepage pit may or may not work. He understands that people want to improve their homes. He reiterated that recent ordinance changes already granted extra coverage for this neighborhood.

Bruce Carter noted that the building coverage would comply if the overhangs did not count. They can remove the overhangs in order to comply, but it would detract from the appearance of the home.

Mike Cannilla thought that some of the proposed rooms are generously sized, especially for the size home. He said that applicants are encouraged to weigh the wants versus the needs.

Rick Zeien asked if the existing seepage tank had a perc test. They responded no, but now it is an engineering requirement to have it tested.

John Novalis confirmed that the addition would only have a crawlspace underneath. He asked about the shed and if they would consider removing it.

James Karas responded that the shed is small enough that it does not get included in building coverage. He commented that it would be difficult to reduce further and still have a two-car driveway and a patio.

Mike Cannilla said the 500 sf patio is very large for the property. Bruce Carter stated that he did not feel that they are overbuilding for the neighborhood and many homes have more lot coverage than he is asking for. He also said that he does not want to remove the overhangs but he will if necessary. Mike Cannilla responded that overhangs are needed and serve a purpose.

Julie Carter was sworn in. She stated that they want to have room for when their grown children and their families come visit. The house is too small as it currently is. Their sons now live across the country and they want to be able to have them stay at the house. She does not feel that this is too much to ask.

Mike Cannilla replied that while he understands, the granting of a variance has more to do with the property and cannot be personal. The variance will always stay with the property even if they someday sell. He wondered whether the office could be used as a bedroom during the times when her sons visit.

John Novalis asked about the size of the shed. It is under 100 square feet so it does not count towards building coverage. John Novalis felt the building coverage request was nominal but the improved lot coverage is a big number. He hopes the seepage pit will work.

Mike Cannilla asked how important the walkway is around the house that leads to the back patio. Bruce Carter said that they like it but would remove it, if necessary. Mike Cannilla replied that he cannot tell him what to do, but the improved lot coverage number is very high.

Jeff Noss confirmed that the original garage space is converted and there is no garage. He also confirmed that the existing patio space is to be reduced.

The meeting was opened to the public. Seeing no questions, it was closed to the public.

James Karas asked if gravel areas would count towards lot coverage. Mike Cannilla said that the Borough Engineer should be consulted on that.

Bruce Carter asked for a five minute break to discuss the application with his architect.

Break: 7:35-7:40pm.

Upon returning, Bruce Carter said that he will agree to remove the walkway that leads to the back patio. He will agree to remove it beginning from behind the fence line at the back of the driveway.

James Karas stated that this will result in a 200sf reduction in lot coverage. They agreed that the improved lot coverage will now be 41.9%.

Mr. Cannilla confirmed that the application is complete and they would like a vote.

He called for a motion.

Mr. Zeien made a motion to approve the application, second by Mr. Novalis.

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 8:00p.m.

Marlene Rawson
Board Secretary

June 1, 2022