

**Zoning Board of Adjustment
Regular Meeting Minutes
February 1, 2023**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, February 1, 2023 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
Mr. Ed Facas

Members Absent:

Mr. Brian O'Connor
Mr. Jason Jensen
Mr. Ted Trautman

Also Present:

Mr. Michael K. Mullen 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 January 18, 2023 Meeting.

Mr. Zeien made a motion to approve the minutes, second by Mr. Shiviets.

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

2. **Approval of 2022 Annual Report**

Mr. Zeien made a motion to approve the 2022 Annual Report, second by Mr. Noss

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

C Variance:

7. **Lucas Howard** **Application #BOA23-3**
163 Ridgedale Avenue
Block 1906, Lot 11 (PB-2 Zone)

Applicant is seeking approval for a side-yard setback deficiency in connection with a rear addition and a deck.

Lucas Howard, homeowner, was sworn in. He stated that has been searching for a home since moving to New Jersey. This home is a very old home that needs attention and they are hoping to renovate. It is a small home with a building footprint of only 24ft X 26ft. The basement is quite low and he can barely stand up. He wants to modernize the home so that he can live comfortably in it.

Mr. Howard continued that the lot is an odd size. He is also challenged because the property is in the PB-2 zone, rather than a residential zone. Although it is 375ft deep, it is only 46ft wide. He added that more than 70% of the home is in the setback area. The existing home consists of a very low basement and two floors.

The addition will be primarily a full basement, a new first floor kitchen and a large master bedroom on the second floor.

It was noted that the rear neighbor has his shed encroaching on Mr. Lucas' property.

The plan is to add a two-story addition off the back with a deck for a floor plan that makes sense. The deck will be partially roofed. The overhang will cantilevered six feet over the deck. There are no building or lot coverage issues. There are setback deficiencies on both sides. The west side of the home has only a slight deficiency and has a driveway that extends beyond the home to the detached garage. It separates the property from the neighbor. The easterly side yard setback is closer to the property line.

The setback deficiency is caused by the orientation of the home on the property. The proposed plan will follow the line of the home and not extend beyond that. He wants to maintain the shape and character of the existing home.

Mike Cannilla stated he understands the challenge with the renovation. The orientation of the house can't be changed. He was pleased that he is restoring the home and maintaining the look of the home.

Mr. Facas confirmed that the overhangs are 16 inches and will match the house.

Jeff Noss agreed that it is nice to see the home being renovated and commended Mr. Lucas on the work that he is taking on.

John Novalis stated that it will be a challenge but he is also glad to see it saved.

The meeting was opened to the public. There were no comments. The meeting was then closed to the public.

Mr. Lucas asked about the section in the ordinance states that the R-15 standards will apply to a residential home in the PB-2 zone. He asked if that meant bulk standards would apply. Mr. Mullen replied he thought that it only meant permitted uses. He also said that he is impressed that Mr. Lucas has read the ordinance.

Mr. Cannilla 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 7:00p.m.