

**Zoning Board of Adjustment  
Regular Meeting Minutes  
February 15, 2023**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, February 15, 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, Alt.

**Members Absent:**

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

**Also Present:**

Mr. Michael K. Mullen, Esq.

**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 February 1, 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.

**Resolution of Approval:**

2. **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.

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.

**C Variance:**

**3. Richard Court**  
9 Woods End Road  
Block 3004, Lot 3

**Application #BOA23-4**

Applicant is seeking approval for excess lot coverage for the installation of a concrete generator pad.

Richard Court was sworn in. He stated that he wants to install a whole house generator. He needs the generator because the power goes out frequently. When he went to file the permits, it was discovered that he is over on lot coverage and needed to apply for a variance. The generator pad measures 4ft x 5ft.

It was noted that the home was built in the 1920's. Most of the improvements were completed before the lot coverage ordinance was enacted and therefore, permitted at the time.

Mr. Cannilla stated that the detached garage is in the rear of the property. The driveway to the garage is long and accounts for much of the lot coverage. He agreed that power outages are not uncommon in that part of the Borough. He did not think that there is much more information needed.

Board members had no questions. The meeting was opened to the public. There were no questions or comments. Mr. Cannilla called for a motion.

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

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

**4. Michael Frungillo**  
5 Hillside Avenue  
Block 2804, Lot 28

**Application # BOA23-1**

Applicant is seeking approval for excess lot coverage and maximum front yard coverage for a driveway expansion.

Board Secretary Marlene Rawson stated that the Applicant has chosen to reschedule the application to a future meeting. They will re-notice and re-publish as required.

On a motion duly made and seconded the meeting was adjourned at 7:00 p.m.

Marlene Rawson  
Board Secretary

February 15, 2023