

**Zoning Board of Adjustment
Regular Meeting Minutes
January 18, 2023**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, January 18, 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. Rick Zeien
Mr. Brian O'Connor
Mr. Michael Shivietz
Mr. Ted Trautman, 1st Alt
Mr. Edward Facas, 2nd Alt

Members Absent:

Mr. John Novalis
Mr. Jason Jensen

Also Present:

Mr. Michael 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.

Nomination for Chairman and Vice-Chairman

Brian O'Connor of the Nominating Committee reported nominations were received for Michael Cannilla for Chairman and Jeffrey Noss for Vice-Chairman. There were no other nominations made.

Brian O'Connor made a motion to nominate Michael Cannilla as Chairman and Jeffrey Noss as Vice Chairman. Second by Rick Zeien.

Roll Call: On a roll call vote all members present and eligible voted for approval.

Both Michael Cannilla and Jeffrey Noss accepted the leadership rolls and thanked the Board for their continued support. They added that it is an honor to serve the community and they take the responsibility very seriously.

Re-Organization:

Re-Organization Resolutions of Approval:

1. **Scheduled Meetings for 2023 and the month of January 2024**

Mr. Cannilla read into the record the annual schedule of meeting dates for the Board of Adjustment.

Mr. Zeien made a motion to approve the resolution, second by Mr. O'Connor

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

2. **Retention of a Board Attorney**

Mr. Shiviets read into the record the resolution appointing Schenck, Price, Smith and King as Board Attorney.

Mr. Zeien made a motion to approve the resolution, second by Mr. O'Connor

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

Michael Mullen, Esq. thanked the Board for their confidence and support and noted the Board's preparedness and professionalism.

3. **Retention of a Planning Consultant**

Mr. Noss read into the record the resolution appointing Harbor Consultants as Board Planner.

Mr. Zeien made a motion to approve the resolution, second by Mr. O'Connor

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

4 **Retention of a Board Engineer**

Mr. O'Connor read into the record the resolution appointing Michael Sgaramella, PE, as Board Engineer.

Mr. Zeien 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

5. **Retention of a Board Secretary**

Mr. Zeien read into the record the resolution appointing Marlene Rawson as Board Secretary.

Mr. Noss made a motion to approve the resolution, second by Mr. O'Connor

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

Approval of Minutes:

6. Approval of Minutes from the December 7, 2022 Meeting.

Mr. O'Connor 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.

C Variance:

7. **Frank Brown**

Application #BOA22-10

27 Roosevelt Blvd.

Block 2906, Lot 23 (R-15 Zone)

Applicant is seeking approval for excess lot and building coverage, plus setback relief in connection with exterior modifications and site improvements to their home.

Applicant requested to be carried to the March 15, 2023 meeting without further notice or publication.

Mr. O'Connor made a motion to carry the application to the January 18, 2023 meeting with no further notice, second by Mr. Zeien.

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

General Discussion:

Mike Cannilla commented that the Board was emailed a copy of the newly adopted Zoning Ordinance that includes some changes to building and lot coverage. He recommended that Board members review the ordinance and become familiar with changes that will affect future applications. He noted that although

the ordinance is lengthy, many changes are nominal definition changes and clarification. Jeff Noss added that some of the more significant changes include roof overhangs, pool water area and setbacks.

Seeing nothing further, Mike Cannilla called for a motion to adjourn.

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

Marlene Rawson
Board Secretary

January 18, 2023