

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

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, March 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. Brian O'Connor
Mr. Michael Shivietz
Mr. Ed Facas, Alt.

Members Absent:

Mr. Jason Jensen
Mr. Ted Trautman, Alt.

Also Present:

Mr. Michael J. 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 February 15, 2023 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. **Richard Court** **Application #BOA23-4**
9 Woods End Road
Block 3004, Lot 3

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

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

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

C Variance:

3. Frank and Kathleen Gargiulo
119 Roosevelt Blvd.
Block 3303, Lot 13

Application #BOA23-2

Applicant is seeking approval for excess lot and building coverage, side yard setback, driveway setback, size of accessory structure, accessory structure side yard setback, relating to a second floor addition and detached garage replacement.

Kathleen and Frank Gargiulo were sworn in. Arthur Demarest, architect, was also sworn in.

Kathleen Gargiulo stated that they are long-time residents of Florham Park. They like their home but it is very small. It is a very old home and has only one bathroom on the second floor and small closets that are original. The detached garage is unstable and leaning towards the neighbor's property due to the poor condition. They want to keep the design of the garage to be visually correct with the age and architecture of the house. She stated that the changes and conditions are consistent with the homes and properties in the neighborhood and immediate vicinity.

Arthur Demarest, architect for the project, said that the scope of the project would result in a building coverage request of 17.7% and the improved lot coverage of 33.7%.

The second story addition involves an additional bathroom and more closet space to the west side of the home where there is currently an exterior balcony. This area will be enclosed. The existing side yard setback is 5.7 feet. The addition will be the same size as the existing first floor, but is intensifying the nonconforming setback condition. They will keep the large overhang that matches the rest of the home. They want to maintain the Dutch colonial style of the home.

The detached garage is decrepit and rotted. They intend to rebuild it and slightly enlarge the footprint so that it functions as a two-car garage. They also want to keep the garden equipment and tools in there, rather than adding a shed. The requested square footage is 648 square feet.

The 3-foot setback off the east side of the current detached garage will be maintained once the garage is rebuilt. The property is very narrow at only 62 feet wide and moving it to a conforming setback would place it in the middle of the property. They will push the garage 5 feet further back towards the rear of the property to create an area for a vehicle to turn around. This relocation will not create any non-conformities. The property is very deep.

The garage will have a Dutch hip style roof to match the main house. The driveway must be extended somewhat in order to reach the new garage. This creates a variance for driveway side yard setback from property line because they are intensifying a non-conforming condition.

The Board Engineer recommended a drywell and they agreed to install that. Mike Cannilla recommended a perc test be performed first to be sure that the correct size is installed. He added that the 55-foot front setback notated on the plan should be changed to 39.02 feet that is existing and not changing.

Jeff Noss confirmed that the concrete garage floor will be redone. They also intend to finish the house with hardiplank siding. Rick Zeien verified that the existing gutters would be tied into the drywell. He added that the gutters on the house discharge at grade.

John Novalis pointed out main home setback does not include the 30" skirt roof overhang. He confirmed that the skirt roof overhang would stay on the home. The 5.7-foot side yard setback is to the façade of the home. The 30-inch skirt roof overhang creates a setback of 2.65 ft. This is an existing condition of an architectural detail that is intended to stay.

Brian O'Connor asked about the driveway pitch. They do not plan to repave the existing driveway. They will pave the area to the new garage and they can create a pitch or put a drain so that there is no ponding. The driveway setback is 3.5 feet in some areas. This is also an existing condition.

Ed Facas noticed that there is a lift in the proposed garage. Mr. Gargiulo stated that he is a mechanic and he will use it for his own hobby in the future. He will not use it to run a business.

The meeting was opened to the public. There were no questions.

Mike Cannilla asked how old the home was. Kathy Gargiulo thought that the home was built around 1936. Mike Cannilla replied that if the walls are open and studs are visible, they should look for numbers on the studs. It could indicate that the home is a Sears Kit home. They were somewhat common during that time period and there are a number of them in this area.

Mike Cannilla noted that the second floor addition is a technical variance due to intensification of an existing non-conforming condition. His opinion of the application is that it is benefit to the community that the owners plan to keep the classic and original design style of the Florham Park home.

The meeting was opened to the public. There were not questions or comments. The Board member had no further questions or comments.

Mr. Cannilla called for a motion.

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

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 7:15 p.m.

Marlene Rawson
Board Secretary

March 1, 2023