

**Zoning Board of Adjustment
Regular Meeting Minutes
October 4, 2023**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, October 4, 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. Brian O'Connor
Mr. Michael Shivietz

Members Absent:

Mr. Rick Zeien
Mr. Ed Facas
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.

Approval of Minutes:

1. Approval of Minutes from the September 20, 2023 Meeting.

Mr. O'Connor 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. **Evergreen Landscape & Design** **Application #BOA23-7**
19 & 21 Indian Lane
Block 3201, Lots 6 & 7

Applicant is seeking approval of a variance for a retaining wall height that exceeds 4 feet, and preexisting excess improved lot coverage on Lot 6.

Mr. O'Connor 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. **Jonathan Golden & Priscilla Sanches** **Application #BOA23-8`**
 91 Ridgedale Avenue
 Block 2203, Lot 13

Applicant is seeking approval of a side-yard setback variance in connection with a proposed addition. Property currently has a pre-existing, non-conforming side-yard setback on the same side that is not changing.

Mr. O'Connor made a motion to carry the application to November 1, 2023 meeting without further notice, second by Mr. Shivietz.

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

4. **Michael & Holly Gannon** **Application # BOA23-9**
 60 Cathedral Avenue
 Block 3005, Lot 34 (R-15)

Applicant is seeking variance approval for the height of a previously built accessory structure.

This application will be rescheduled to a future meeting. Public notice will be served.

On a motion duly made and seconded the meeting was adjourned at 6:45 p.m.

Marlene Rawson
Board Secretary

October 4, 2023