

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
August 6, 2025**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, August 6, 2025 at 6:30p.m. in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Adequate notice has been given in accordance with The Open Public Meetings Act
3. Announcement – There will be no new testimony after 9:30p.m.
4. All professionals have been sworn in.

Approval of Minutes:

5. Approval of Minutes from July 2, 2025 Meeting.
Eligible voters: Noss, Novalis, O'Connor, Shiviets, Facas, DeBoer

C Variance:

6. **Daniel DeSimone** **Application #BOA25-5**
252 Brooklake Road
Block 2002, Lot 23

Applicant is seeking approval for excess improved lot coverage and a two-foot grade increase in connection with a proposed pool and patio project.

Carried from the July 2, 2025 meeting without further notice or publication

Eligible voters: Noss, Novalis, O'Connor, Shiviets, Facas, DeBoer

7. **Victor Viola** **Application # BOA25-6**
14 Pinchbrook Drive
Block 803, Lot 1

Applicant is seeking approval for a front-yard setback in connection with a previously constructed deck.

8. **Christina Anello** **Application # BOA25-7**
4 Puddingstone Way
Block 3703, Lot 14

Applicant is seeking approval for excess building coverage and excess improved lot coverage in connection with a new paver patio and roof additions to an existing deck and front porch.

Adjourn

Please note that in all matters presented by applicants, the Board's function is quasi-judicial and, therefore, formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. If a matter is on the agenda only attending the meeting can protect your rights.

Marlene Rawson
Board Secretary