

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
September 3, 2025**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, September 3, 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 August 6, 2025 Meeting.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shvietz, Facas, DeBoer

Resolution of Approval:

6. **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.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shvietz, Facas, DeBoer

C Variance:

7. **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 August 6, 2025 without further notice or publication.

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

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.

Applicant requests to be carried to the September 17, 2025 meeting without further notice or publication.

Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shvietz, Facas, DeBoer

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