

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
October 1, 2025**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, October 1, 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 September 17, 2025 Meeting.
Eligible voters: Cannilla, Noss, Novalis, O'Connor, Shivietz, Facas, DeBoer

Resolution of Approval:

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

C Variance:

7. **Nick & Kim Buccheri** **Application # BOA25-8**
12 Sherbrooke Drive
Block 4002, Lot 7

Applicant is seeking approval for excess improved lot coverage and a rear yard setback in connection with a proposed patio and walkway, and louvered pergola structure and deck steps.
Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Shivietz, Facas, DeBoer

8. **Steven & Marian Gerges** **Application # BOA25-9**
16 Forest Drive
Block 2404, Lot 3

Applicant is seeking approval for a non-compliant rear yard setback in connection with the installation of a rear basement stairway.

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