

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
March 4, 2026**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, March 4, 2026 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 the February 18, 2026 Meeting.
Eligible voters: Noss, Shiviets, Facas

C Variance:

- | | |
|-----------------------------------------------------------------------------|------------------------------------|
| 6. <u>Matthew Beck</u>
20 Afton Drive
Block 2804, Lot 7 | <u>Application #BOA26-1</u> |
|-----------------------------------------------------------------------------|------------------------------------|

Applicant is seeking variance approval for excess improved lot coverage and excess building coverage in connection with a patio, pavilion, hot tub and other associated improvements.
Carried from the February 18, 2026 meeting without further notice or publication.

- | | |
|-------------------------------------------------------------------------------------|------------------------------------|
| 7. <u>Domenico Vitulli</u>
265 Brooklake Road
Block 2009, lot 7 | <u>Application #BOA26-3</u> |
|-------------------------------------------------------------------------------------|------------------------------------|

Applicant is seeking variance approval for excess building coverage, side-yard setback encroachment, and an oversized driveway opening.

Chairman Michael Cannilla will call for a motion to adjourn.

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.

Alyssa Van Liew
Board Secretary