

**Borough of Florham Park
Zoning Board of Adjustment
Meeting Agenda
May 6, 2026**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, May 6, 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 April 15, 2026 Meeting.
Eligible voters: Noss, Novalis, O'Connor, Shivietz, Facas, DeBoer

Resolutions of Approval:

6. Gerald Verrilli Application #BOA26-06
3 Cross Lane
Block 2009, Lot 7

Applicant is seeking approval to repair and replace the rear paver patio and walkway that is in a deteriorated condition.

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

7. Domenico Vitulli Application #BOA26-03
265 Brooklake Road
Block 2009, Lot 4

Applicant is looking to add one story addition to the right side of the home.

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

C Variance:

8. Vivian Graham Application #BOA26-08
1 Pine Valley Way
Block 3601, Lot 26

Applicant is looking to install an inground pool and a pool cabana.

9. Jim Gruebert Application #BOA26-09
6 Townsend Drive
Block 2605, Lot 30

Applicant is seeking approval to remove a rear patio and replace it with a brick and stone raised patio and construct a new conforming front entry portico.

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