

**Zoning Board of Adjustment  
Regular Meeting Minutes  
November 5, 2025**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, November 5, 2025 at 6:30pm., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Mr. Michael Cannilla, Chairman  
Mr. Jeffrey Noss, Vice Chairman  
Mr. John Novalis  
Mr. Rick Zeien  
Mr. Brian O'Connor  
Mr. Michael Shvietz  
Mr. Marc DeBoer (1<sup>st</sup> Alt)

**Members Absent:**

Mr. Ed Facas

**Also Present:**

Mr. Michael Mullen, Esq., Board Attorney

**Call to Order:**

Mr. Cannilla, Chairman called the meeting to order at 6:30 p.m.

**Statement of Adequate Notice:**

Mr. Cannilla asked the Board Secretary if the statutory requirements of the Open Public Meetings Act had been met. Board Secretary Marlene Rawson responded that we are in compliance with the requirements.

**Approval of Minutes:**

1. Approval of Minutes from October 22, 2025 Meeting.  
Mr. Zeien made a motion to approve the minutes, second by Mr. O'Connor  
Roll: All members present and eligible voted to approve the minutes.

**Resolution of Approval**

2. **Judy Bischoff** **Application # BOA 25-10**  
31 Felch Road  
Block 2008, Lot 5

Applicant is seeking approval for excess improved lot coverage, excess building coverage, and intensification of an existing deficient front yard setback in connection with a two-story addition.  
Mr. Zeien made a motion to approve the resolution, second by Mr. O'Connor  
Roll: All members present and eligible voted to approve the resolution.

**2026 Nominating Committee**

Mr. Cannilla asked for volunteers for the 2026 Nominating Committee for Chairman and Vice-Chairman. Brian O'Connor volunteered to be the chairman. John Novalis volunteered to be the vice-chairman.

On a motion duly made and seconded the meeting was adjourned at 7:00pm.

Marlene Rawson  
Board Secretary

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