

**Zoning Board of Adjustment
Regular Meeting Minutes
January 7, 2026**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, January 7, 2026 at 6:30pm., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Members Present:

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman
Mr. Rick Zeien
Mr. Michael Shiviets
Mr. Edward Facas
Mr. Mark DeBoer (1st alt)

Members Absent:

Mr. John Novalis
Mr. Brian O'Connor

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.

Nomination for Chairman and Vice-Chairman

Rick Zeien spoke on behalf of the Nominating Committee and reported nominations were received for Michael Cannilla for Chairman and Jeffrey Noss for Vice-Chairman. There were no other nominations made.

Rick Zeien made a motion to nominate Michael Cannilla as Chairman and Jeffrey Noss as Vice Chairman. Second by Ed Facas.

Roll Call: On a roll call vote all members present and eligible voted for approval.

Both Michael Cannilla and Jeffrey Noss accepted the leadership rolls and thanked the Board for their continued support

Re-Organization:

Re-Organization Resolutions of Approval:

1. **Scheduled Meetings for 2026 and the month of January 2027**

Mr. Noss read into the record the annual schedule of meeting dates for the Board of Adjustment.

Mr. Noss made a motion to approve the resolution, second by Mr. Cannilla

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution

2. **Retention of a Board Attorney**

Mr. Zeien read into the record the resolution appointing Schenck, Price, Smith and King as Board Attorney.

Mr. Zeien made a motion to approve the resolution, second by Mr. Shiviets.

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution

Michael Mullen, Esq. thanked the Board and Ms. Rawson for their support and complimented the Board on their preparedness and professionalism.

3. **Retention of a Planning Consultant**

Mr. Shiviets read into the record the resolution appointing Sarmad Planning Group as Board Planner.

Mr. Shiviets made a motion to approve the resolution, second by Mr. Facas

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution

4 **Retention of a Board Engineer**

Mr. Facas read into the record the resolution appointing Harbor Consultants, as Board Engineer.

Mr. Facas made a motion to approve the resolution, second by Mr. Zeien

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution

5. **Retention of a Board Secretary**

Mr. DeBoer read into the record the resolution appointing Marlene Rawson as Board Secretary for the month of January 2026.

Mr. DeBoer made a motion to approve the resolution, second by Mr. Facas

Roll Call: On a roll call vote all members present and eligible voted to approve the resolution

Mr. Cannilla along with other Board members and attorney Michael Mullen thanked Ms. Rawson for her years of service to the Board as she is retiring.

6. **Approval of 2025 Annual Report**

Chairman Michael Cannilla felt that the report may be misleading since all applications were approved. He thought that it was important to note that most applications were revised and reduced from the original request in many cases. Ms. Rawson stated that she can provide that information on the report.

Mr. Zeien made a motion to approve the report, second by Mr. Noss

Roll Call: On a roll call vote all members present and eligible voted to approve the report.

Approval of Minutes:

7. Approval of Minutes from the November 5, 2025 Meeting.

Mr. Facas made a motion to approve the minutes, second by Mr. Shiviets

Roll Call: On a roll call vote all members present and eligible voted to approve the minutes.

Adjournment:

Chairman Michael Cannilla called for a motion to adjourn.

On motion duly made and seconded, the meeting was adjourned at 7:30pm.

Marlene Rawson
Board Secretary

January 7, 2026