

**Zoning Board of Adjustment
Regular Meeting Minutes
April 1, 2026**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, April 1, 2026 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. Brian O'Connor
Mr. Michael Shivietz
Mr. Ed Facas
Mr. Marc DeBoer (1st Alt)

Members Absent:

Mr. Rick Zeien

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 Alyssa Van Liew responded that we are in compliance with the requirements.

Approval of Minutes:

1. Approval of Minutes from the March 18, 2026 Meeting.

Mr. O'Connor made a motion to approve the minutes, second by Mr. Shivietz

Roll Call: On a roll call vote all members present and eligible voted for approval, except for Mr. Facas-he was absent.

Resolution of Approval

2. **John & Marianne Klein**
11 Vultee Drive
Block 2802, Lot 12

Application # BOA 26-06

This resolution was completed shortly before the meeting began. Board members and board attorney, Mike Mullen, Esq. agreed to formally vote on the resolution at the next meeting, April 15th, 2026 to give the members adequate time to read over and review the resolution.

C Variance:

3. **Lukasz Kosc**
6 Indian Lane
Block 2103, Lot 6

Application #BOA26-05

Applicant is seeking approval for excess lot coverage variance to install an inground pool and patio.

Mr. Lukasz Kosc is a returning applicant, representing himself before the Board of Adjustment, who remains under oath. Mr. Kosc said he took feedback provided by the board and worked with his engineer to find a balanced approach. He reduced the impervious coverage and better aligned the intents of the zoning requirements. They reduced the pool by 4 feet on the left side of the pool, with a reduction of 96

square feet. He eliminated the proposed extension of the paver patio near the house, reducing the coverage by 154 square feet. Lastly, he revisited the driveway layout by reducing 171 square feet on the far end. The reductions combined equal 451 square feet in total from the original submission. It was 3.4% ask whereas now its 1.8% which is approximately 50% from the initial ask. The drywell system remains unchanged.

Mr. Novalis complimented the revisions and said it is a lot of work.

Mr. O'Connor seconded that statement by confirming the size of the pool and the driveway.

Mr. Noss appreciated his adjustments and thanked him for doing so

Mr. DeBoer jokingly said that is the "issue" with going last, but told him "great application"

Mr. Cannilla complimented the applicant and opened it to the public. Seeing no questions or comments, he closed the meeting then called for a motion.

Mr. Noss made a motion to approve the application, second by Mr. O'Connor

Roll: All members present and eligible voted to approve the application except for Mr. Facas.

8. Yvonne Cali Application #BOA26-04
39 Lincoln Avenue
Block 2103, Lot 6

Applicant is seeking variance approval for a side-yard setback encroachment.

The applicant represented herself and she also had a witness, Scott Loverich of Neglia Group to speak on her behalf. Yvonne Cali stated she has been a resident of Florham Park for 26 years and she has been on the Board of Education for 8 years.

Engineer, Mr. Scott Loverich of Neglia Group, said they started this project in 2023-2024 with the intent to produce a compliant project. In respect to this covered overhang porch which is 9.3 feet from the property line. It is open on the ground level, benefit of the aesthetics. He is requesting variance for 8.4 inches or .7 feet for the overhang of the covered porch on the northeast side of the property where he sees it as a C-2 variance as its not a hardship.

Mr. Noss wanted clarification on where to take the dimensions from, gutter not included in the measurements. 10.5 feet with the gutter its 10.3 feet; who made the mistake? Mr. Loverich said they went through 4-5 rounds of comments before moving forward with 9.3 feet.

Mr. Facas chimed in further explaining Mr. Noss' inquiry by asking "Was the construction built according to plan?"

Mr. Cannilla stated it was odd, confused to move building and not going all over building setbacks, helps them to understand and justify

Mr. O'Connor wants to know when did the issue come to light?

Mr. Loverich replied with the as built survey with the building department at the end of September 2025

Mr. O'Connor asked why it wasn't picked up with building

Mr. Noss asked who did the drawing? And why isn't he acknowledging he made a mistake. Mr. DeBoer said it is unfortunate to sit through this for this oversight.

Mr. Novalis wanted to know if the house was built as is? Or was the overhead added by the builders after the fact because it happens a lot

Mr. Cannilla wanted to see the original drawings for comparison. Mr. Loverich explained he knew the steps were covered, but not that the roof overhang had to be dimensioned.

Mr. DeBoer wanted to know if the generator was included in the building coverage. Mr. Cannilla said they have an exception of 5 feet. Mr. Cannilla stated the situation that caused this problem is engineer's

interpretation as an architectural feature. Mr. Noss wanted to know if we were going to here from the architect. Mr. Novalis stated the overhang looks different from the drawing to built

Mrs. Cali said how she would like to be granted the variance. She is the Doctor of Education here in Florham Park. She expressed how she will be living with her daughter and her 3 children due to her getting a divorce. She has been dealing with paying the taxes for 2 houses in Florham Park; she would like to move in the new house and sell the old one.

Mr. Cannilla said there are two options: Remove the overhang or it must be kept as an open space, keep it clean and neat. Mrs. Cali informed the board how the overhang is for protection, she will never close it and to keep it safe from all weather conditions. Mr. Facas said how it is not Cali and builder's fault; don't expect the homeowner to know and he doesn't want her penalized for wrongdoing. Mr. DeBoer agreed. Mr. Noss suggested to take 4 inches off. Mr. Novalis stated that side yard setbacks are critical and so is the front yard

Mr. Facas made a motion to approve the application, second by Mr. O'Connor

Roll: All members present and eligible voted to approve the application except for Mr. Noss-he voted No.

9. Gerald Verrilli Application #BOA-07
3 Cross Lane
Block 2405, Lot 4

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

Mr. Gerald Verrilli is representing himself. He moved here in June 2012 as he and his wife are the original owners of the home. He did not know he would need a variance due to him being over the 30% limit. He is currently scaled at 30.8%. January 2024, he applied for a generator permit and got an updated patio survey where he scaled it at 32.09%.

Two months after moving in, he hired a landscaper and didn't know property lines, basement window wells, overhang bay window and he wanted it slightly larger to accommodate parties and things. He suggested that two large concrete drywells can help compensate for the overage of his application, which are a combined 647 feet. He also has a 12 inch square surface trim which is effective in removing water.

Mr. Verrilli wants to replace with new and updated pavers. He acknowledged he didn't get a permit 13 years ago but he would like to be compliant and do right this time.

Mr. Novalis inquired how did he get a CO because they would've seen that and not allowed it. Mr. Cannilla agreed with him and said it is not necessarily his fault. Mr. O'Connor wanted to know who was the builder. Mr. Verrilli informed him it was "FCC Florham Park".

Mr. Cannilla stated that Florham Park is a wonderful place to live. He said we do have a water problem, water problem for people above 30%, and he's guessing they didn't do a PERC test. He feels a homeowner needs to know how to tend to their home and that needs to be considered. Mr. Verrilli said he took steps to manage water, new gutter system, and anything else done, he always files permits.

Mr. DeBoer told him about prior applicants, specifically Luke Koscof 6 Indian Lane and how it is his second time coming before the board. Mr. Verrilli replied he is retired and living on a fixed income and he isn't aware of the process. Mr. Cannilla then took the time to explain to the applicant how the process goes. Mr. Gerald Verrilli will be returning to the April 15th Meeting to seek the BOA approval for his proposed project.

On a motion duly made and seconded the meeting was adjourned at 8:04 pm.

Alyssa Van Liew
Board Secretary

April 1, 2026