

**Zoning Board of Adjustment
Regular Meeting Minutes
July 2, 2025**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, July 2, 2025 at 6:30pm., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Brian O'Connor
Mr. Michael Shiviets
Mr. Ed Facas
Mr. Marc DeBoer (1st Alt)

Members Absent:

Mr. Michael Cannilla, Chairman
Mr. Rick Zeien

Also Present:

Mr. Michael Mullen, Esq., Board Attorney

Call to Order:

Mr. Noss, Vice-Chairman called the meeting to order at 6:30 p.m.

Statement of Adequate Notice:

Mr. Noss 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:

Approval of Minutes from the June 4, 2025 Meeting.

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

Roll: All members present and eligible voted to approve the minutes.

C Variance:

1. **Daniel DeSimone**
252 Brooklake Road
Block 2002, Lot 23

Application #BOA25-5

Applicant is seeking approval for excess improved lot coverage and a two-foot grade increase in connection with a proposed pool and patio project.

Carried from the July 2, 2025 meeting without further notice or publication

Daniel DeSimone remained sworn in. He said he amended the plan and reduced the improved lot coverage on his property by 800sf. The improved lot coverage was originally 38.6% and is now 34.6%. This was accomplished by reducing the Brooklake driveway and removing 257sf. He also reduced the size of the patio from 730sf to 524sf.

He will install a surrounding channel drain to be routed to the seepage pit. His engineer said that there is adequate capacity in the seepage pit, but it would depend on what is ultimately approved. There was discussion on the current size and John Novalis indicated that it may not be sufficient.

Marc DeBoer stated that he lives in the area of the subject property. He asked if Mr. DeSimone could find more ways to reduce the coverage. He asked about the Brooklake driveway. Mr. DeSimone said that he does not want to remove the that driveway.

John Novalis asked if he plans to remove the block that is in the driveway connection. Mr. DeSimone replied that he will and it will now be grass. Jeff Noss asked who is using the Brooklake driveway. Mr. DeSimone stated that delivery vehicles use it since his address is on Brooklake Road.

Brian O'Connor reminded him that the block on the driveway still counts towards lot coverage. He noted that the property still has a substantial lot coverage. Mr. DeSimone indicated that he likes the aesthetic look of the block.

There was a question on the use of artificial turf and if it counts towards coverage. There are artificial turf areas around the pool that were not counted in the lot coverage calculations. Mr. DeSimone stated that if it counts, then he will remove it.

John Novalis asked how the property became over on lot coverage to start with. Mr. DeSimone said he installed the patio with an approved permit. But he noted that the survey he used at the time of a permit showed grass in the driveway area and did not count the boulders.

Ed Facas also questioned the artificial turf and removing the Belgian block. He agreed that this is a packed lot and there is too much coverage.

The meeting was opened to the public.

Leslie Welsh. She reiterated that she had water damage from the runoff when the house was constructed. She is still concerned with the added runoff from this project and wants assurance of adequate drywell capacity.

There were no other members of the public wishing to speak.

It was recommended that Mr. DeSimone confirm the drywell capability for the added lot coverage. Mr. DeSimone agreed to remove the Belgian block on both ends of the driveway. He thought that it would reduce the lot coverage number by another 25 sf.

Marc DeBoer reminded Mr. DeSimone that the excess lot coverage is an issue here. Ed Facas agreed and asked what the hardship is that could justify all the added lot coverage.

It was stated that the Board needs an exact percentage number of what the new variance request would be. That must be inserted in the resolution, if approved.

Mr. DeSimone stated that he will investigate the drywell capacity and also come up with the requested lot coverage percentage. He asked to be carried to the August 6, 2025 meeting.

Mr. Noss asked for a motion.

Mr. Shiviets made a motion to carry the application to August 6, 2025 without further notice or publication, second by Mr. O'Connor

Roll: All members present and eligible voted to carry the application.

On a motion duly made and seconded the meeting was adjourned at 8:00pm

Marlene Rawson
Board Secretary

July 2, 2025