

**Zoning Board of Adjustment
Regular Meeting Minutes
September 3, 2025**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, September 3, 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 Shivietz
Mr. Ed Facas
Mr. Marc DeBoer (1st Alt)

Members Absent:

Also Present:

Mr. Michael Mullen, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:35 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:

5. Approval of Minutes from August 6, 2025 Meeting.

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

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

Resolution of Approval:

6. **Victor Viola**
14 Pinchbrook Drive
Block 803, Lot 1

Application # BOA25-6

Applicant is seeking approval for a front-yard setback in connection with a previously constructed deck.

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

Roll: All members present and eligible voted to approve the resolution

C Variance:

7. **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 August 6, 2025 without further notice or publication.

Daniel DeSimone remained under oath. He said he worked with his professional to try to reduce the lot coverage and still keep the Brooklake Road driveway. They realized that there was no practical way to reduce that driveway and have it still be functional.

As a result, they removed the Brooklake driveway completely. They created a K-turn area on the Crescent Road driveway and constructed a walkway to the front door from that area. This change resulted in a new lot coverage amount of 32.8%. This is only slightly larger than what exists today.

Mr. DeSimone provided the Board with engineer plans that explain how he drywell capacity would be increased to accommodate any additional runoff.

Mr. Noss asked about the Brooklake Road driveway opening by the street and how that would be closed. Mr. Novalis said that he took a look at that and saw that the Belgian block curbing is depressed all along Brooklake Road and the curbing along his driveway opening was never removed. The curbing exists today and matches what is along the road.

Mr. Cannilla stated that he appreciates all the effort and changes to the project that Mr. DeSimone made. Mr. DeSimone was cooperative throughout the process and Mr. Cannilla thought the result was a better project. Mr. Cannilla felt that it was reasonable to have the resolution reflect a lot coverage increase not to exceed 33%.

There were no questions or comments from Board members or the public. Mr. Cannilla asked for a motion on the application.

Mr. Facas made a motion to approve the application and adopt the resolution reflecting the approved lot coverage not to exceed 33%, second by Mr. O'Connor
Roll: All members present and eligible voted to approve the application and adopt the resolution

8. **Christina Anello**
4 Puddingstone Way
Block 3703, Lot 14

Application # BOA25-7

Applicant is seeking approval for excess building coverage and excess improved lot coverage in connection with a new paver patio and roof additions to an existing deck and front porch.
Applicant requests to be carried to the September 17, 2025 meeting without further notice or publication.

Mr. O'Connor made a motion to carry the application to September 17, 2025, second by Mr. Shiviets
Roll: All members present and eligible voted to carry the application to September 17, 2025

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

Marlene Rawson
Board Secretary

September 3, 2025