Zoning Board of Adjustment
Regular Meeting Minutes
September 17, 2025

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, September 17, 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 6:34 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 September 3, 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

C Variance:

6. **Nick & Kim Buccheri** **Application # BOA25-8**
12 Sherbrooke Drive
Block 4002, Lot 7

Applicant is seeking approval for excess improved lot coverage and a rear yard setback in connection with a proposed patio and walkway, and louvered pergola structure and deck steps.

Nick Buccheri and his design professional, Elena Gnatyuk, of Deck Remodelers, were sworn in.

A-1: application package with colorized photos

Ms. Gnatuyk offered testimony on the application. The rear yard is irregularly shaped on a sharp angle as well as having a smaller dimension than the required 150 feet at the shorter end of the angle. If the rear yard was straight, the setback would be compliant.

There is a pergola planned for over the existing deck. It is louvered. It is attached to the home so it is considered building coverage.

A lot coverage variance is needed for the new patio, walkway and firepit. These amenities are for the outdoor enjoyment of the homeowner. It is a very secluded lot that is not visible to neighboring houses. Any gaps would be buffered with evergreens to completely screen the property.

Ms. Gnatyuk stated that the project is not over massing and follows the line of the home. A stormwater management plan is provided and will be installed to control any runoff. The pergola has leaders to take the water to the basin.

Mr. Facas stated that they are 300 square feet over. The walkway is proposed to be four feet wide. He asked if it could be reduced to three feet wide in order to lessen the coverage. Ms. Gnatyik replied that they are open to that.

Mr. Cannilla said that the driveway has a parking area in the rear. He wondered if there is an opportunity to eliminate some of that. Mr. Buccheri replied that they need the parking area. He added that it is lined with Belgian block and would be expensive to reduce and rebuild it.

Mr. Cannilla said that he understands the convenience of the parking area but there are water issues in Florham Park. He did not think that cutting the driveway would be that expensive.

Mr. Shivietz asked what material is used for the walkway. Mr. Buccheri said it is paver block. Mr. Buccheri added that there is a drywell that will accommodate any runoff. Would that satisfy the concern about water? Mr. Cannilla replied that it helps but it is not 100%.

Mr. Buccheri thought that maybe they could look at reducing the patio somewhat. Ms. Gnatyuk requested that the application be carried to the October 1, 2025 meeting so that they can explore some ways to reduce the coverage.

Mr. Zeien commented that it is a very nice design.

There were no other comments or questions from the Board or the public. Mr. Cannilla asked for a motion to carry the application.

Mr. Zeien made a motion to carry the application to October 1, 2025 without further notice or publication, second by Mr. O'Connor
Roll: All members present and eligible voted to carry the application.

7:10pm – Rick Zeien left the meeting.

7. **<u>Christina Anello</u>** **<u>Application # BOA25-7</u>**
4 Puddingstone Way
Block 3703, Lot 14

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.

The applicant was represented by Steven Azzolini. The applicant and his engineer Frank Matarazzo remained sworn in.

Mr. Azzolini reviewed the application to date and stated that they made substantial changes to the original proposal. The original lot coverage request was 47% from the existing lot coverage of 42.95%. The new proposal is slightly less what is currently existing.

A-3: colorized version of site plan

Frank Matarazzo stated that the pool patio was reduced and moved closer to the home. The patio area was reduced to 706 square feet which is 744 square feet less than the original number of 1454 square feet. He added that they also rounded out the end of the driveway.

The stormwater management system was redesigned and replaced with a chamber system with a footprint of 240 square feet. This type of system has a shorter depth. The draw down time is ½ inch per hour. The roof leaders from the deck pergola would connect. The property currently has no storm water management system.

There was further discussion on the proposed storm water system. Mike Cannilla asked what the would be the option if the ground does not perc. Mr. Matarazzo replied that they would increase the size of the system. It is all underground.

Marc DeBoer asked what the lot coverage was when the home was constructed in 1979. Steven Azzolini reiterated that there was no lot coverage limitation and the lot coverage was estimated to be 38%.

Mr. Novalis asked about the extra roof coverage. Steven Azzolini replied that it counts as towards building coverage. It is an extension of the front porch purely for esthetic purposes. It will update the home.

The proposed lot coverage is now 41.14% which is slightly less than what exists today.

Mr. Cannilla did not see a detriment. There were no other questions or comments from the Board or the public.

Mr. Cannilla asked for a motion on the application.

Mr. Facas made a motion to approve the application, second by Mr. O'Connor
Roll: Facas, yes; O'Connor, yes; Cannilla, Noss, yes; Novalis, yes; Shivietz, yes; DeBoer, no

On a motion duly made and seconded the meeting was adjourned at 7:35pm.

Marlene Rawson   September 17, 2025
Board Secretary