

**Zoning Board of Adjustment
Regular Meeting Minutes
October 22, 2025**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, October 22, 2025 at 6:30pm., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

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

Members Absent:

Mr. Michael Cannilla, Chairman

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:

1. Approval of Minutes from October 1, 2025 Meeting.
Mr. Novalis made a motion to approve the minutes, second by Mr. Shiviets
Roll: All members present and eligible voted to approve the minutes.

Resolutions of Approval:

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| 2. | <u>Nick & Kim Buccheri</u>
12 Sherbrooke Drive
Block 4002, Lot 7 | <u>Application # BOA25-8</u> |
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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
Mr. Zeien made a motion to approve the resolution, second by Mr. Shiviets
Roll: All members present and eligible voted to approve the resolution.

3 Steven & Marian Gerges

Application # BOA25-9

16 Forest Drive
Block 2404, Lot 3

Applicant is seeking approval for a non-compliant rear yard setback in connection with the installation of a rear walk-out basement stairway.

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

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

C Variance:

4. Judy Bischoff

Application # BOA 25-10

31 Felch Road
Block 2008, Lot 5

Applicant is seeking approval for excess improved lot coverage and building coverage.

Attorney Steven Azzolini represented the applicant. He stated that the property is unique in that it borders park land to the left and there are no residences. This is the family home of Judy Bischoff who is in the process of transferring ownership of the home to her granddaughter and her husband.

Justin Christopher, future homeowner, was sworn in. He is married to the applicant's granddaughter. He is also a Florham Park builder. He said that the proposal is to add a two-story addition to the home, and modernize and update the design. There has been no renovation to the home for 70 years. The proposal will improve the appearance of the home and be in keeping with the new homes in the neighborhood.

Two variances are needed for this project. They are improved lot coverage and building coverage. They are also intensifying a preexisting non-compliant front yard setback of 38.6 feet.

Steve Azzolini noted that the lot coverage is 17,500sf. If it was one square foot less, the allowable building coverage would be almost 2% more than what it is now. He said that most of the homes in the neighborhood have been replaced or renovated.

Marc DeBoer commented that the paver walkway on the plan is 6 feet wide. He asked if there is an opportunity to reduce the width in order to lessen the lot coverage request. He confirmed with the applicant that no patio is planned.

Peter Korzen, PE, engineer, was sworn in. He presented sheet #2 in the plan set and described the location and property. The home is one story and the property slopes slightly downward. The grading is from west to east in the rear. There is no stormwater management system so there is uncontrolled runoff.

A two-story addition is planned that will be situated mostly in the rear of the home. A portico will be constructed over the landing. There is a slight width expansion on the left side of the home.

They will provide a storm water management system that will accept 2181sf of coverage which is much more than the proposed improvements.

Mr. Korzen explained the variances. The setback deficiency of 38.6 feet is pre-existing. They are seeking 16.79% of building coverage where 14.5% is permitted. They are seeking 32.13% of lot coverage where 30% is permitted. He noted that the proposed storm water management system is a benefit. He also pointed out the park land is very wooded and there is no visual impact to any resident.

Upon questioning by Mr. Zeien, Steve Azzolini explained further about the building coverage percentage. He stated that the Zoning Ordinance has a sliding scale of building coverage percentages that are based

on the lot size. Simply put, the larger the lot, the less building coverage is permitted. In the case of this property, one square foot of lot coverage pushed the property into a lower percentage of allowable building coverage. It was decreased by 1 ½ %.

The meeting was opened to the public. There were no questions, and the meeting was closed to the public.

Dan Allocca, Architect, was sworn in.

A-1: front elevation rendering

He stated that his goal was to make a functional space for a multi-generation home. It is a cape cod built in 1973. The proposed addition is 913 square feet situated mostly in the rear of the property. There is some expansion on the side as well. There is no encroachment to neighboring properties. He worked to preserve the existing structure as much as possible due to memories. It must support three generations that will live together.

Ms. Bischoff will have her own living space but not a separate apartment. At this time, she is able to access the main home through the attached garage. This access is subject to building and zoning requirements and will be changed if required.

Jeff Noss questioned the garage access. Mr. Allocca explained that Ms. Bischoff does not want an interior connection. The interior flow of the home was discussed further. Jeff Noss added that the Board does not have jurisdiction on the interior flow and rooms of a home. It is not our role.

Rick Zeien asked about the driveway width and noted that it seems very wide. Peter Korzen responded that the driveway is 37.5 feet at its widest but has a street opening of 22 feet. Rick Zeien continued that they are over on lot coverage and this might be an opportunity to reduce somewhat. He asked if it was possible to narrow the driveway as well as the walkway.

Judy Bischoff, homeowner, was sworn in. She gave a brief history of the home, explaining that her in-laws subdivided their lot which was next door many years ago and gave her this property for a home. She is excited about the idea of sharing this home with her granddaughter who she raised and her family.

Break: 7:25-7:35pm

The meeting was called back to order.

Peter Korzen replied that it was possible to decrease some of that lot coverage. Steven Azzolini said that they agree to remove 200 square feet of lot coverage in an effort to get closer to compliance. The new lot coverage percentage that is requested is 30.988. They also agreed to not rent the property or use it as a two-family.

Jeff Noss said it is a refreshing change. There were no comments or questions from the Board or the Public. He asked for a motion.

Mr. Zeien made a motion to approve the application, second by Mr. Novalis
Roll: All members present and eligible voted to approve the application.

On a motion duly made and seconded the meeting was adjourned at 8:00 p.m.