

**ZONING BOARD OF ADJUSTMENT  
"C" VARIANCE APPLICATION  
FLORHAM PARK, NEW JERSEY**

Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Applicant Name: Anthony J. Alcuri, Jr.

Property Address: 24 Elmwood Road, Florham Park NJ 07932

Block: 4004 Lot: 13 Zone: R-7

Type of Variance: C-1 \_\_\_\_\_ C-2

**Please Note:**

- All originals of the application and appropriate forms and copies must be given to the Board Secretary in order to determine the completeness of the application. The application and hearing date shall be assigned by the Board Secretary and no publication of service will be made until all required information has been furnished to the Secretary.  
**Important:** Application packages must be fully collated and assembled prior to submission.
- Certified Proof of Publication and Proof of Service must be supplied to the Board Secretary prior to the hearing date.
- Building and total Improved lot coverage: If an increase in building or total improved lot coverage is applied for, the applicant must have a New Jersey licensed land surveyor certify the percentage of increase of coverage on the plot plan and supply it to the Board Secretary when filing the application. **Important:** Please note that overhangs exceeding 18" are considered part of building coverage and measurements must be taken from edge of the overhang.

**Application Requirements:**

The following are items that are required to be submitted to the Board Secretary at the time of the application filing in order for the application to be deemed complete and scheduled for a Public Hearing.

- ✓ **11 copies of the following:**
  1. Completed application that includes a building plan with proposed conditions. A zoning table must be on the plans. All overhangs must be clearly depicted and included as building coverage if larger than 18".
  2. Form A – Refusal of Building Permit
  3. Form B – Permission for Board Members to Enter the Property
  
- ✓ **1 copy of each of the following:**
  4. Form C – Certification that Taxes on subject property are paid
  5. List of property owners within 200 feet
  6. Official Tax Map of the Subject Property
  7. Proof of Publication/Proof of Service (after submission)
  8. Sealed survey depicting current condition of property
  9. Optional - Pictures of current conditions of property
  
- ✓ **Application Fee and Initial Escrow Deposit:**
  - Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit
  - Non-Residential Application: \$300 application fee PER VARIANCE, \$1000 initial escrow deposit

**Applicant Information:**

Applicant(s) Name Anthony J. Alcuri, Jr. Phone No: [REDACTED]

Location/Address: 24 Elmwood Road, Florham Park NJ 07932

Email Address: [REDACTED]

**If other than property owner:**

Applicant(s) Name.: \_\_\_\_\_ Phone No: \_\_\_\_\_

Address: \_\_\_\_\_

**Property Information:**

The premises are situated on the north south, east, west (please circle one) side of Elmwood Road

\_\_\_\_\_ and is approximately 600' feet from the intersection of

Beechwood Road. The premises are located in the R-7 Zone on

Block 4004 Lot 13. The property has the following

structures: Single family home, shed and deck

Principle structure on the premise is 2 story(ies) and is of Stick and frame (type of construction)

Brief description of work to be done:

Applicant is proposing a small addition to the front and side of the home to square off

the current structure.

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

**EXISTING CONDITIONS**

**PROPOSED CONDITIONS**

FRONT YARD SETBACK 40'

FRONT YARD SETBACK 39.1'

FRONT YARD SETBACK 42.9

SIDE YARD SETBACK 10'

SIDE YARD SETBACK 9.5'

SIDE YARD SETBACK 9.5' - 8.5' to overhang

REAR YARD SETBACK 30'

REAR YARD SETBACK 27.7'

REAR YARD SETBACK 27.7

BUILDING HEIGHT 35'

BUILDING HEIGHT 21.45

BUILDING HEIGHT 21.45'

BUILDING COVERAGE %\* 20%

BUILDING COVERAGE %\* 17.9%

BUILDING COVERAGE %\* 20.9%

IMPROVED LOT COVERAGE %\* 20%

IMPROVED LOT COVERAGE %\* 36.5%%

IMPROVED LOT COVERAGE %\* 51.9%

\*TOTAL (Building coverage must include overhangs exceeding 18")

Sec. 250-14

Accessory Structure - existing shed is in violation of setback of 3' from property line.



**FORM "B"**

**BOROUGH OF FLORHAM PARK  
ZONING BOARD OF ADJUSTMENT**

**PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY**

I Anthony J. Alcuri, Jr., hereby give permission to the members of the Zoning Board of Adjustment of the Borough of Florham Park and its authorized representatives and experts to enter onto the premises of the subject property located at:

24 Elmwood Road, Florham Park NJ 07932

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before the Board of Adjustment.

Anthony J. Alcuri, Jr.  
Signature of Applicant    Anthony J. Alcuri, Jr.

\_\_\_\_\_  
Signature of Owner  
(if other than applicant)

**"FORM A"**

**Borough of Florham Park  
Zoning Board of Adjustment**

**REFUSAL OF A BUILDING PERMIT**

(This form must be completed by the Florham Park Zoning Officer)

To: Anthony Alcuri Date: 2/25/2026

Your application for a building permit to construct a addition to single story house with other pre-existing zoning violations

On the property located at 24 Elmwood Road  
Known as Block 4004, Lot 13 on the Tax  
Map of the Borough of Florham Park is hereby denied for non-compliance with the  
provisions of Section (s) 250-9 Schedule of the Municipal Zoning Ordinance for the  
following reason(s): 250-14 E. (2) c

Proposed building coverage 21.2% over allowable 20%

Proposed improved lot coverage 51.9% where 35% is allowed

Proposed east side yard addition in violation of 10' side yard setback measured at 9.5'  
to structure and 8.5' to overhangs.

Existing deck is 27.7' from rear yard setback where 30' is required.

250-14 E. (2) c Unapproved shed is in violation of setback and should be 3' from property line.

Applicant is proposing drywell with 104 cubic foot capacity (3"rain over 418 sqft)

Signed:   
Kayla Kaplan, Zoning Officer

Information regarding procedures for an appeal of this decision can be obtained from the Board Secretary or Construction Office.





## ADDENDUM TO VARIANCE APPLICATION

**Applicant: Anthony J. Alcuri, Jr.**  
**24 Elmwood Road – Block 4004, Lot 13**  
**Borough of Florham Park**

### I. **Reasons and Factual Basis; Satisfaction of Negative Criteria (N.J.S.A. 40:55D-70)**

The Applicant seeks bulk variance relief to permit a modest addition to an existing single-family dwelling in order to modernize and reasonably improve the functionality of the home. The proposed improvements are limited in scope and represent a continuation of the existing residential use in a fully developed neighborhood.

A. **Existing Conditions and Context** The subject property is improved with a single-family dwelling constructed circa 1946. As reflected on the survey, the dwelling has existed for decades with a pre-existing side yard setback of approximately 9.5 feet where 10 feet is required. This condition is longstanding and lawful as a pre-existing nonconformity, and is not the result of any action by the Applicant.

1. Similarly, the existing rear yard setback condition relating to the deck (27.7 feet where 30 feet is required) is pre-existing and not being intensified by the proposed application.
2. The neighborhood is characterized by similar modestly sized lots with older housing stock, many of which exhibit similar setback conditions and accessory structures located near property lines, as is evident from the surrounding properties.

B. **Nature of the Proposed Improvements** The Applicant proposes a modest addition to the front and side of the home to square off the structure and improve interior functionality. The addition does not increase building height, does not introduce a new use, and does not alter the essential residential character of the property or neighborhood.

1. While the proposed improvement results in a slight increase in building coverage and improved lot coverage, the change is de minimis in relation to the overall lot and is consistent with typical development patterns in the area.

C. **Clarification of Zoning Officer Findings** The denial identifies several conditions which require clarification:

1. **Pre-Existing Side Yard Condition**- The existing 9.5-foot side yard setback is a lawful pre-existing condition dating back to the original construction of the dwelling and cannot reasonably be cured without demolition and reconstruction. The proposed addition does not materially exacerbate this condition.
2. **Accessory Shed** - The zoning officer characterizes the existing shed as “unapproved” and in violation of setback requirements. However:
  - a. The shed is less than 100 square feet and under 10 feet in height.
  - b. Pursuant to §250-14(E)(2)(a), such structures do not require a building permit and are exempt from building coverage calculations. Although the ordinance does prohibit such structures

within 3 feet of a property line, the shed has existed for an extended period and is consistent with neighborhood conditions. It does not create any adverse impact and should not be treated as a basis for denial.

3. **Improved Lot Coverage Calculation** - the zoning officer's calculation of improved lot coverage improperly includes areas that are not impervious within the meaning of the ordinance.
  - a. The ordinance defines improved lot coverage as surfaces "highly resistant to infiltration by water," but expressly excludes gravel landscaping and water areas (including pools) from the calculation. Accordingly:
    - (1) Decorative gravel areas should not be treated as impervious coverage;
    - (2) The former pool area, which no longer exists as an active impervious structure, should not be counted;
    - (3) When properly calculated, the improved lot coverage is materially lower than asserted in the denial and is more consistent with the surrounding neighborhood pattern.

- D. **Positive Criteria (c(2))** The requested relief advances the purposes of zoning under N.J.S.A. 40:55D-2, including:
  1. Promoting a desirable visual environment through the improvement of an aging structure;
  2. Encouraging the appropriate use and development of land in a manner consistent with the surrounding neighborhood;
  3. Advancing the general welfare by allowing reasonable modernization of existing housing stock;
  4. The proposal represents a classic c(2) scenario where the benefits of improved layout, aesthetics, and functionality substantially outweigh any minor deviation from strict ordinance standards.

- E. **Negative Criteria (a)** No Substantial Detriment to the Public Good The proposed addition will not result in any substantial detriment to the public good:
  1. No change in use or intensity;
  2. No increase in traffic, noise, or demand on public services;
  3. No adverse impact on light, air, or privacy to neighboring properties;
  4. The scale and placement of the addition are consistent with surrounding homes; The improvements are modest and visually compatible with the neighborhood.

- F. **No Substantial Impairment of the Zone Plan** The granting of the requested relief will not substantially impair the intent or purpose of the Zone Plan:
  1. The property remains a conforming single-family use in the R-7 zone;
  2. The variances relate to minor bulk deviations typical of older developed neighborhoods

3. The relief does not create a new or intensified nonconformity, but rather recognizes and modestly expands upon existing conditions;
4. Granting relief will not set any meaningful precedent given the unique conditions of this lot and the age of the structure;

II. Conclusion: This application represents a good-faith effort to invest in and modernize an existing home while maintaining the character of the neighborhood. The requested relief is minimal, justified by longstanding conditions, and can be granted without any substantial detriment to the public good or impairment of the zoning plan.