

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

FLORHAM PARK

JUN 30 2025

**PLANNING & ZONING
BOARD OFFICE**

Application #: BOA 25-7 Date Filed: _____

Applicant Name: Christina Anello

Property Address: 4 Puddingstone Way

Block: 3703 Lot: 14 Zone: R-15

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 Christina Anello Phone No: 917-319-5810

Location/Address: 4 Puddingstone Way

Email Address: billgelling@gmail.com

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 _____

4 Puddingstone Way and is approximately 150' feet from the intersection of

Woodbine Road. The premises are located in the R-15 Zone on

Block 3703 Lot 14. The property has the following

structures: Single family home

Principle structure on the premise is 2 1/2 story(ies) and is of stick and frame (type of construction)

Brief description of work to be done:

Applicant seeks to cover rear deck and front porch and install additional paver patio and

inground pool. Applicant will also install a fence.

CHAPTER 250-9

ZONING REQUIREMENTS

FRONT YARD SETBACK 40'

SIDE YARD SETBACK 10'

REAR YARD SETBACK 50'

BUILDING HEIGHT 35'

BUILDING COVERAGE %* 16%

IMPROVED LOT COVERAGE %* 30%

EXISTING CONDITIONS

FRONT YARD SETBACK 45.4'

SIDE YARD SETBACK 10.8'

REAR YARD SETBACK 71.72'

BUILDING HEIGHT 35'

BUILDING COVERAGE %* 17.28%

IMPROVED LOT COVERAGE %* 42.91%

PROPOSED CONDITIONS

FRONT YARD SETBACK 41.8'

SIDE YARD SETBACK 10.7'

REAR YARD SETBACK 71.72'

BUILDING HEIGHT 35'

BUILDING COVERAGE %* 20.33%

IMPROVED LOT COVERAGE %* 46.95%

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

See attached sheet.

See attached sheet

If yes, please provide the application number and date of application:

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I Christina Anello, 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:
4 Puddingstone Way
(address of subject property)

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

DocuSigned by:
Christina Anello
D14E8DC4FB2A45B...

6/26/2025

Signature of Applicant Christina Anello

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: Christina Anello Date: April 24, 2025

Your application for a building permit to construct a pool, patio, deck, deck roof,
covered porch and fence.

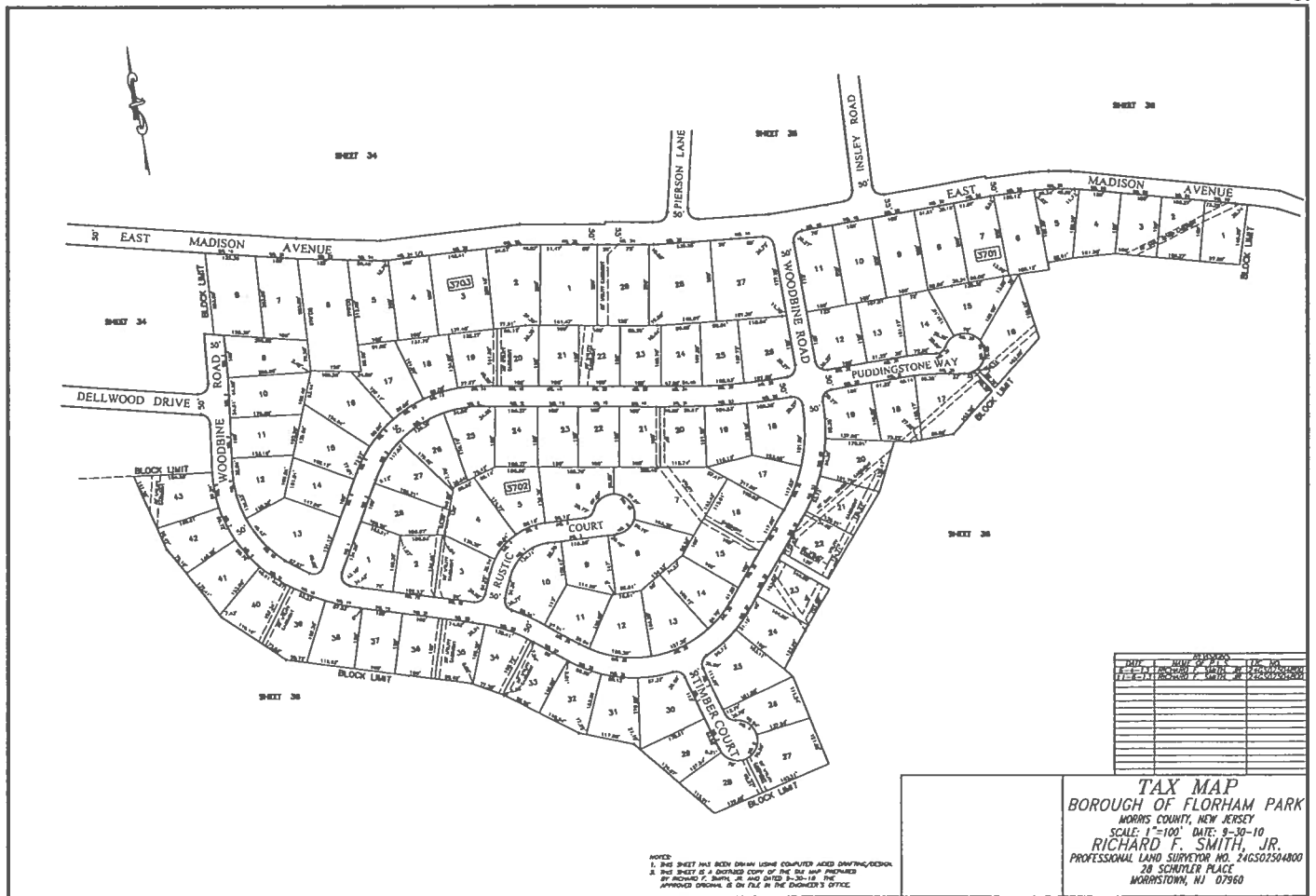
On the property located at 4 Puddingstone Way
Known as Block 3703, Lot 14 on the Tax
Map of the Borough of Florham Park is hereby denied for non-compliance with the
provisions of Section (s) 250-9 Schedule of the Municipal Zoning Ordinance for the
following reason(s):

Applicant is seeking to exceed the 16% allowable building coverage with a proposed
coverage of 20.33%. Existing coverage is 15.43%

Applicant is seeking to exceed the 30% allowable improved coverage with a proposed
coverage of 46.95%. Existing coverage is 42.91%

Signed: KK
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 LAND USE APPLICATION

Christina Anello
4 Puddingstone Way
Lot 14 Block 3703

- A. The granting of this variance will allow the full utilization of this property and provide for exercise and therapy for the occupants of the home. Applicant seeks two bulk coverages related to building coverage and lot coverage. The building coverage variance will not add substantial bulk to the property as it relates to covering a rear deck and porch. This protects the property from the elements and has a safety factor for the front porch. The additional lot coverage will not be a substantial detriment to the neighboring properties but will provide additional onsite drainage management and buffering. The applicant shall also rely upon the exhibits and expert testimony presented at the time hearing.

- B. The proposed variance for the installation of an underground pool and covered deck and porch can be granted without a substantial detriment to the public good and will further the purposes of the Municipal Land Use law. The development proposal advances purposes of planning since it will upgrade an existing property. Allowing the upgrade of this dwelling will advance the general welfare by promoting investment in the existing housing stock. The improvement to the property will substantially maintain the current light, air and open space between this dwelling and the neighboring dwellings and no setback variances are required. The improvements will promote a desirable visual environment by maintaining an attractive streetscape and not infringing on the mass and setbacks of the zone to any significant degree. This proposal will be in keeping with the mass and scale of the neighborhood and as such will not frustrate the intent or purpose of the township's zone plan. This proposal meets the statutory criteria and granting of the variances will permit reasonable improvements to the neighborhood that will help to upgrade the housing stock and will be in character with the neighborhood. The variances can be granted without a substantial detriment to the public good and will in fact advance some of the purposes of planning and objectives of the Master Plan. The applicant shall also rely upon the exhibits and testimony presented at the time hearing.