

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

FLORHAM PARK

MAY - 9 2025

Application #: BOA 25-5 Date Filed: _____

Applicant Name: Daniel DeSimone

Property Address: 252 Brooklake Rd

Block: 2002 Lot: 23 Zone: R-15

Type of Variance: C-1 X C-2 _____

**PLANNING & ZONING
BOARD OFFICE**

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 Daniel DeSimone Phone No: 201-240-3149Location/Address: 252 Brooklake Rd Florham Park NJ 07932Email Address: djdesimone@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 Brooklake Rd_____ and is approximately 10 feet from the intersection ofBrooklake Rd + Crescent Rd. The premises are located in the R-15 Zone onBlock 2002 Lot 23. The property has the following

structures: _____

Principle structure on the premise is 2.5 story(ies) and is of Frame (type of construction)

Brief description of work to be done:

Installation of pool and surrounding patio within backyard of
the property.**CHAPTER 250-9****ZONING REQUIREMENTS**FRONT YARD SETBACK 40SIDE YARD SETBACK 40/10REAR YARD SETBACK 50BUILDING HEIGHT 35BUILDING COVERAGE %* 14IMPROVED LOT COVERAGE %* 30**EXISTING CONDITIONS**FRONT YARD SETBACK 40.6SIDE YARD SETBACK 40/10REAR YARD SETBACK 84.5BUILDING HEIGHT 35BUILDING COVERAGE %* 13.72IMPROVED LOT COVERAGE %* 32.58**PROPOSED CONDITIONS**FRONT YARD SETBACK 40.6SIDE YARD SETBACK 40/10REAR YARD SETBACK 84.5BUILDING HEIGHT 35BUILDING COVERAGE %* 13.57IMPROVED LOT COVERAGE %* 38.64

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

The reasons and factual basis asserted by the applicant to grant the relief requested are as follows: If a hardship is asserted (NJSA 40:55D-70C(1) indicate the exceptional conditions relative to your property that you want the Board to consider. If you are asserting that the benefit of granting the variance outweighs the detriment to the zone plan of the Zoning Ordinance, please indicate what purposes of zoning would be advanced by your proposal.

Seeking a variance approval for excess lot coverage to 38.64% and change in grade of 2 feet in a spot location. The current configuration of a corner lot, existing structure & driveway, and landscaping restricts compliance of a pool based on existing code regulations. The proposal to increase mitigates pool size and style to obtain a smaller footprint and preserves ample green space, in addition to control of runoff with drainage to hardscapes. Our family is looking to increase Inability of property an enjoyment of town.

- A. The specific facts that will show that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan are as follows (NJSA 40:55D-70).

Based on our application and design, the plan follows all setbacks and code requirements. The pool is positioned away from the street and is designed with 3 sides only to minimize coverage. We have also included a perimeter drainage around the patio to control runoff water. That will be captured and directed to basins. All existing coverages were as-is during move-in.

Has there been a previous application involving these premises? X Yes No
* Previous Owner/Builder

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

BOA 17-4 April 19, 2017

AFFIRMATION OF OWNER AND APPLICANT

The Owner consents to this application:

Owner(s) Signature: [Signature] Date: 5/9/2025

Applicant(s) Signature _____ Date: _____
(if different from owner)

“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: Daniel De Simone Date: May 1, 2025

Your application for a building permit to construct a pool, patio, shed

On the property located at 252 Brooklake Road

Known as Block 2002, Lot 23 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, 250-30.3C(2) of the Municipal Zoning Ordinance for the
following reason(s):

Proposed improved coverage of 38.64% where 30% is allowed and 32.58% is existing.

Proposed grade increase of 2 feet where 1 foot is allowed.

The property also has a 410 square foot stone bordered gravel play area which is not
included in the coverage calculation.

Signed: Kayla Kaplan
Kayla Kaplan, Zoning Officer

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

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I Daniel DeSimone, 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:

252 Brooklake Rd.
(address of subject property)

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


Signature of Applicant

Signature of Owner
(if other than applicant)