

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

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

Applicant Name: Matthew Beck and Rachel Beck

Property Address: 20 Afton Drive

Block: 2804 Lot: 4 Zone: R-15

Type of Variance (please check one): 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 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 in the building coverage.
  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 Matthew Beck and Rachel Beck Phone No: 973-530-2024

Location/Address: 20 Afton Drive, Florham Park, NJ 07932

Email Address: mbeck@csglaw.com

**If other than property owner:**

Applicant(s) Name.: Same as owner Phone No: \_\_\_\_\_

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

**Property Information:**

The premises are situated on the north, **south**, east, west (please circle one) side of Afton Drive

\_\_\_\_\_ and is approximately 1,036 feet from the intersection of

Afton Drive and Ridgedale Avenue. The premises are located in the R-15 Zone on

Block 2804 Lot 7. The property has the following

structures: Existing approximately 2,375 SF 2-story frame dwelling

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

Brief description of work to be done:

The Applicant proposes to construct a new freestanding pavilion, an outdoor kitchen/bar, a hot tub, a masonry wall around the hot tub, a paver patio and other associated improvements including lighting. The Applicant also proposes to construct a seepage tank.

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

**EXISTING CONDITIONS**

**PROPOSED CONDITIONS**

FRONT YARD SETBACK 40 feet

FRONT YARD SETBACK 41 feet

FRONT YARD SETBACK No change

SIDE YARD SETBACK 10 feet

SIDE YARD SETBACK 24.9 feet and 41.9 feet

SIDE YARD SETBACK No change

REAR YARD SETBACK 50 feet

REAR YARD SETBACK 50.8 feet

REAR YARD SETBACK No change

BUILDING HEIGHT 2 stories/35 feet

BUILDING HEIGHT No change

BUILDING HEIGHT No change

BUILDING COVERAGE %\* 16%

BUILDING COVERAGE %\* 14.6%

BUILDING COVERAGE %\* 16.1%

IMPROVED LOT COVERAGE %\* 30%

IMPROVED LOT COVERAGE %\* 29%

IMPROVED LOT COVERAGE %\* 34.6%

\*TOTAL (Building coverage must include overhangs)

**“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: Matthew Beck Date: August 19, 2025

Your application for a building permit to construct a patio with pavilion, kitchen, spa  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

On the property located at 20 Afton Drive

Known as Block 2804, Lot 7 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 16.1%. Existing coverage is 14.62%.

Applicant is seeking to exceed the 30% allowable lot coverage with a proposed  
coverage of 34.6%. Existing coverage is 29.2%.

\_\_\_\_\_  
\_\_\_\_\_

Signed:   
Kayla Kaplan, Zoning Officer

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

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.

c. To provide adequate light, air and open space

g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement

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).  
The proposed improvements create a desirable visual environment and provides sufficient light and open space. The variances sought will not substantially impar the intent and purpose of the Zone Plan as the proposal is not an attempt to overdevelop the Property. There will be no substantial detriment to the public good nor any detriment to the surrounding properties. The size of the existing home will remain the same. The proposed improvements fit well with the surrounding homes. The Applicant does not need relief with respect to setbacks or height for the proposed accessory pavilion. The proposal represents an aesthetic improvement to the Property.

Has there been a previous application involving these premises?                      Yes                       No

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

                     N/A - No previous applications filed to the knowledge of the Applicant                     

**AFFIRMATION OF OWNER AND APPLICANT**

**The Owner consents to this application:**

Owner(s) Signature:                      Date:                     

Owner(s) Signature:                      Date:                     

Applicant(s) Signature                      Same as applicant Date:                       
(if different from owner)

**FORM "B"**

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

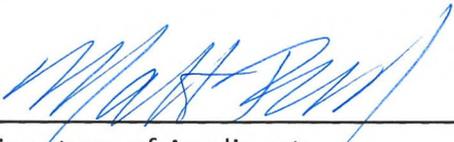
**PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY**

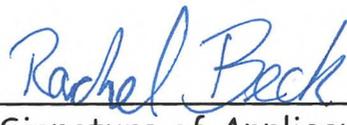
I Matthew Beck and Rachel Beck, hereby give permission to the members of the Zoning Board of Adjustment of the Borough of Florham Park and its authorized representatives and experts to enter onto the premises of the subject property located at:

20 Afton Drive, 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.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Applicant

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