

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



Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_  
Applicant Name: LUKASZ KOSC  
Property Address: 6 INDIAN LANE, FLORHAM PARK NJ 07932  
Block: 2103 Lot: 6 Zone: R-44  
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 LUKASZ Kosc Phone No: 201-424-3552

Location/Address: 6 Indian Lane, FLORHAM PARK NJ, 07932

Email Address: KOSC-LUKE@YAHOO.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 Indian Lane

\_\_\_\_\_ and is approximately 200 feet from the intersection of

OVERLOOK DRIVE. The premises are located in the R-44 Zone on

Block 2103 Lot 6. The property has the following

structures: ONE MAIN STRUCTURE / HOME

Principle structure on the premise is 2 story(ies) and is of wood frame <sup>residential</sup> (type of construction)

Brief description of work to be done:

install an inground pool and patio

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

FRONT YARD SETBACK N/A

SIDE YARD SETBACK N/A

REAR YARD SETBACK N/A

BUILDING HEIGHT N/A

BUILDING COVERAGE %\* 10%

IMPROVED LOT COVERAGE %\* 25%

**EXISTING CONDITIONS**

FRONT YARD SETBACK N/A

SIDE YARD SETBACK N/A

REAR YARD SETBACK N/A

BUILDING HEIGHT N/A

BUILDING COVERAGE %\* 12.1%

IMPROVED LOT COVERAGE %\* 24.8%

**PROPOSED CONDITIONS**

FRONT YARD SETBACK N/A

SIDE YARD SETBACK N/A

REAR YARD SETBACK N/A

BUILDING HEIGHT N/A

BUILDING COVERAGE %\* 12.1%

IMPROVED LOT COVERAGE %\* 28.4%

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



# Lot Coverage Variance Request

February 13, 2026

Zoning Board of Adjustments

Borough of Florham Park

111 Ridgedale Avenue

Florham Park, NJ 07932

**Re: Lot Coverage Variance – 6 Indian Lane, Florham Park NJ 07932 (Block 2103, Lot 6, Zone R-44)**

Dear Chairman and Members of the Board:

I am requesting a variance to permit an increase in lot coverage from the permitted 25% to 28.4%, representing a 3.4% deviation needed for the construction of an inground swimming pool and patio.

The subject property, located in zone R-44, is uniquely burdened by zoning conditions that create an inherent hardship. The zoning schedule for this district requires a minimum lot area of 43,560 square feet; however, the subject property lot contains only 28,050 square feet. The property is therefore substantially undersized relative to the zone's minimum lot requirement.

The existing dwelling, constructed prior to my ownership, already exceeds the permitted building coverage by approximately 2.1%, resulting in a lawful pre-existing nonconforming condition. Additionally, the property is currently at 24.8% lot coverage solely due to the existing residence, driveway, and walkway improvements. Aside from a very small, undersized bloc patio, there are no other accessory structures, patios, sheds, or additional hardscape improvements on the property.

Accordingly, the property has very limited remaining coverage capacity despite having no customary residential amenities such as a pool or patio area.

The combination of:

- A lot significantly smaller than R-44 zone's required minimum size,
- A pre-existing nonconforming building coverage condition, and
- The fact that the current coverage is comprised only of the primary dwelling and basic access improvements

creates a practical hardship that limits reasonable residential improvement when compared to conforming properties within the same zoning district.

The proposed in-ground pool and patio are customary residential amenities consistent with surrounding residential development patterns. The requested 3.4% increase in lot coverage is modest in scope and does not increase habitable floor area, building height, or residential density. All required setback standards will remain fully compliant.

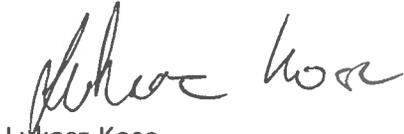
Importantly, the proposed design incorporates stormwater mitigation measures to ensure that the proposed improvements will not create adverse drainage impacts. The building plan includes a subsurface drywell system and patio drainage infrastructure specifically engineered to capture and manage stormwater runoff on-site. These measures will offset the increase in impervious coverage and ensure that there is no detriment to surrounding properties.

The requested relief satisfies both the positive and negative criteria of the Municipal Land Use Law. Strict application of the 25% coverage limitation, as applied to this undersized lot, creates an undue hardship not generally applicable to conforming properties within the zone. The proposed improvements will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan or zoning ordinance.

For these reasons, approval of the requested variance is respectfully requested.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lukasz Kosc', written in a cursive style.

Lukasz Kosc

6 Indian Lane

Florham Park, NJ 07932

201-424-3552

[KoscLuke@yahoo.com](mailto:KoscLuke@yahoo.com)

**“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: Lukasz Kosc Date: February 12, 2026

Your application for a building permit to construct a pool and patio  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

On the property located at 6 Indian Lane

Known as Block 2103, Lot 6 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 25% allowable improved coverage with a proposed  
coverage of 28.41%. Existing coverage is 24.8%.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_  
*Kayla Kaplan, Zoning Officer*

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

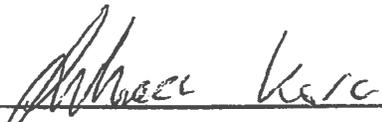
**BOROUGH OF FLORHAM PARK  
ZONING BOARD OF ADJUSTMENT**

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

I LUKASZ KOSC, 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:

6 Indian Lane, 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 Owner  
(if other than applicant)



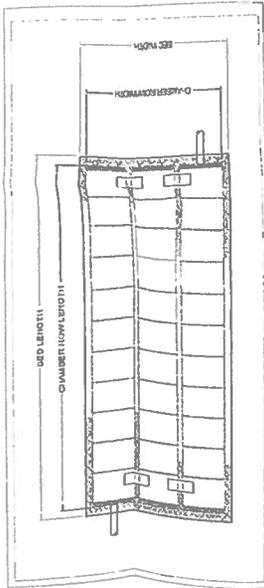
**Breakdown of Storage Provided by Recharger 902HD Stormwater System:**

Within Chambers	132.46	cu. feet
Within Feed Connectors	149.07	cu. feet
Within Stone	224.00	cu. feet
<b>Total Storage Provided</b>	<b>505.53</b>	<b>cu. feet</b>
<b>Total Storage Required</b>	<b>224.00</b>	<b>cu. feet</b>

Recharger 902HD		Pieces
Total Number of Chambers Required	2	
Chamber Units	2	Pieces
End Caps	0	Pieces
PLV FC-4B Feed Connectors	54	Sq. yards
CULLEC No. 430 Non-Woven Geotextile	17	feet
CULLEC No. 4800 Woven Geotextile	14	cu. yards
Stone		

Recharger 902HD Chamber Specifications	
Height	48.0 inches
Width	78.0 inches
Length	4.10 feet
Installed Length	3.67 feet
Bare Chamber Volume	63.47 cu. feet
Installed Chamber Volume	99.22 cu. feet

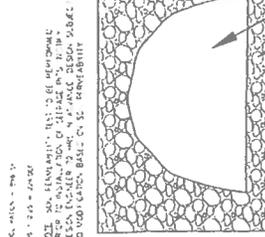
GENERAL REFIN.



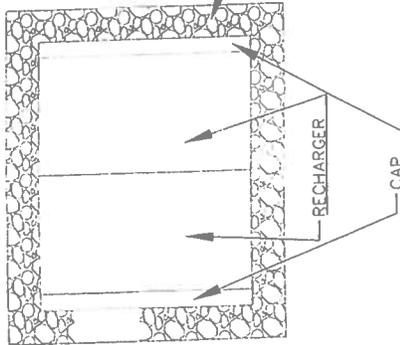
**Bed Layout Information**

Number of Rows Wide	1	pieces
Number of Chambers Long	2	pieces
Chamber Row Width	6.50	feet
Chamber Row Length	8.34	feet
Bed Width	8.50	feet
Bed Length	10.34	feet
Bed Area Required	87.85	Sq. feet
Length of Separator Row	N/A	feet

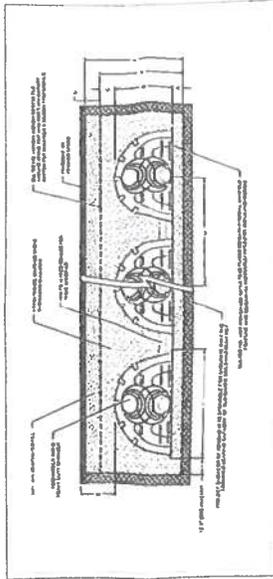
GENERAL REFIN.



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**Cross-Section Table Reference**

A	Depth of Stone Base	9.0	inches
B	Chamber Height	48.0	inches
C	Depth of Stone Above Units	12.0	inches
D	Depth of 95% Compacted Fill	12.0	inches
E	Max. Depth Allowed Above the Chamber	8.33	feet
F	Chamber Width	78.0	inches
G	Center to Center Spacing	7.25	feet
H	Effective Depth	5.75	feet
I	Bed Depth	6.75	feet

FREDERICK C. MEOLA  
 ENGINEERING & LAND SURVEYING  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 PHONE: (303) 733-8888  
 FAX: (303) 733-8889  
 WWW: WWW.FCMEOLA.COM

FCMEOLA  
 Engineering & Land Surveying

OWNER AND APPLICANT

WORK SHEET NO.

DATE

POOL GRADING PLAN

BLDG. PROJECT & LOCATION  
 ADDRESS  
 COUNTY

DATE  
 SCALE

POINT  
 ELEVATION

TOTAL IMPERVIOUS LOT COVERAGE = \_\_\_\_\_  
 PERCENT IMPERVIOUS LOT COVERAGE = \_\_\_\_\_  
 PRINCIPAL & ACC. BUILDING COVERAGE = \_\_\_\_\_  
 PERCENT PRINCIPAL BUILDING COVERAGE = \_\_\_\_\_

ZONING SCHEDULE  
 ZONE : R-44  
 (RESIDENTIAL ZONE - ONE FAMILY)

6 INDIAN Lane

COPY OF  
 ZONING SCHEDULE  
 from PLAN

REQUIREMENT    REQUIRED / PERMITTED    EXISTING    PROPOSED

REQUIREMENT	REQUIRED / PERMITTED	EXISTING	PROPOSED
<b>PRINCIPLE BUILDING SETBACKS</b>			
<b>INTERIOR LOTS</b>			
FRONT (FT)	50	42.0	42.0
SIDE (FT)	20	50.7	50.7
REAR (FT)	50	67.7	67.7
<b>CORNER LOT</b>			
FRONT (FT)	50	N/A	N/A
STREET SIDE (FT)	50	N/A	N/A
INSIDE (FT)	20	N/A	N/A
REAR (FT)	50	N/A	N/A
<b>SIDE YARD COMBINED</b>			
PERCENT OF LOT WIDTH	28	54.4	54.4
MAX BUILDING HEIGHT (STORIES/FT)	2 / 35	2 / EXISTING	2 / EXISTING
MINIMUM HABITABLE FLOOR SPACE (SF)	1,800	EXISTING	EXISTING
<b>MINIMUM LOT REQUIREMENTS</b>			
AREA (SF/AC)	43,560	28,050*	28,050*
WIDTH (FT)	140	187	187
DEPTH (FT)	160	150*	150*
MAX BUILDING COVERAGE (%)	10	12.1*	12.1*
MAX IMPROVED LOT COVERAGE (%)	25	24.8	28.4L
<b>DETACHED ACCESSORY BUILDING SETBACKS</b>			
FRONT (FT)	60	N/A	N/A
CORNER LOT STREET SIDE (FT)	60	N/A	N/A
SIDE (FT)	20	N/A	N/A
REAR (FT)	20	N/A	N/A
MAX HEIGHT (STORIES/FEET)	1 / 15	N/A / N/A	N/A / N/A
MAX FRONT YARD SETBACK	NOTE 7	NOTE 7	NOTE 7

\* EXISTING NON CONFORMING  
 L VARIANCE REQUESTED

Indian Ln

Indian Ln

