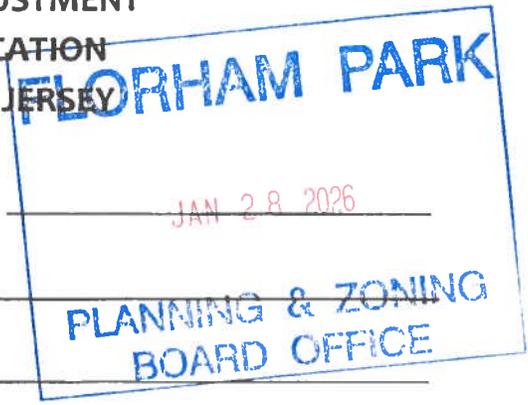


ZONING BOARD OF ADJUSTMENT

"C" VARIANCE APPLICATION

FLORHAM PARK, NEW JERSEY



Application #: BOA 26-3 Date Filed: JAN 28 2026

Applicant Name: Domenico Vitulli

Property Address: 265 Brooklake Road

Block: 2009 Lot: 7 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 Domenico Vitulli Phone No: 201-736-6427

Location/Address: 265 Brooklake Road

Email Address: domenico.vitulli@grarate.com

If other than property owner:

Applicant(s) Name.: N/A Phone No: _____

Address: _____

Property Information:

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

_____ and is approximately 400' feet from the intersection of

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

Block 2009 Lot 7. The property has the following

structures: Single family home

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

Brief description of work to be done:

_____ The applicant seeks to add one story addition to the right side of the home. _____

CHAPTER 250-9

ZONING REQUIREMENTS

FRONT YARD SETBACK 40'

SIDE YARD SETBACK 10'

REAR YARD SETBACK 50'

BUILDING HEIGHT 35/2 story

BUILDING COVERAGE %* 14%

IMPROVED LOT COVERAGE %* 30%

EXISTING CONDITIONS

FRONT YARD SETBACK 50.52

SIDE YARD SETBACK 12.95'/13.52'

REAR YARD SETBACK 99.29'

BUILDING HEIGHT One Story

BUILDING COVERAGE %* 16.04%

IMPROVED LOT COVERAGE %* 28.68%

PROPOSED CONDITIONS

FRONT YARD SETBACK 48.71' to portico roof
50.52

SIDE YARD SETBACK 6.81'/13.52'

REAR YARD SETBACK 99.29

BUILDING HEIGHT One story

BUILDING COVERAGE %* 18.4%

IMPROVED LOT COVERAGE %* 30.55%

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

ADDENDUM TO LAND USE APPLICATION

Domenico Vitulli
265 Brooklake Road
Lot 7 Block 2009

- A. The granting of this variance will allow the full utilization of this property and provide for a more aesthetic and practical roof line. Applicant seeks three bulk coverages related to building coverage and lot coverage as well as a side yard setback encroachment. The building coverage variance will not add substantial bulk to the property as it relates to covering an existing portion of the home and extending only into a side yard setback as result of the existing location of the home on the property. The applicant shall also rely upon the exhibits and expert testimony presented at the time hearing.
- B. The proposed variances 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. 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.

FORM "B"

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

PERMISSION FOR BOARD MEMBERS TO ENTER THE PROPERTY

I, Domenico Vitulli, 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:

265 Brooklake Road

(address of subject property)

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

Signed by:

73BE4526981149A... 1/27/2026

Signature of Applicant Domenico Vitulli

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: Domenico Vitulli Date: January 7, 2026

Your application for a building permit to construct a single story addition and portico.

On the property located at 265 Brooklake Road

Known as Block 2009, 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 14% allowable building coverage with a proposed

coverage of 18.40%. Existing coverage is 16.04%.

Applicant is seeking to encroach the 10ft side setback with a 6.81ft setback to the facade

and 6.65ft setback to the overhang.

Existing driveway opening is in violation of 250-7.1 (4)(b)

Signed: 

Kayla Kaplan, Zoning Officer

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