

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

Application #: \_\_\_\_\_ Date Filed: 02/18/2026

Applicant Name: Gerald Verrilli

Property Address: 3 Cross Lane, Florham Park

Block: 2405 Lot: 4 Zone: R15

Type of Variance (please check one): C-1 \_\_\_\_\_ C-2 \_\_\_\_\_ X

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**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
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**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 Gerald Verrilli Phone No: (862) 248-9522

Location/Address: 3 Cross Lane, Florham Park, New Jersey 07932

Email Address: gverrilli52@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 3 Cross Lane \_\_\_\_\_

\_\_\_\_\_ and is approximately 0 feet from the intersection of

3 Cross Lane and Leslie Avenue. The premises are located in the R15 Zone on

Block 2405 Lot 4. The property has the following

structures: 2 Story Frame Dwelling

Principle structure on the premise is 2 story(ies) and is of Wood Frame (type of construction)

Brief description of work to be done: **Patio Renovation**

**Seeking approval to repair and replace the rear paver patio and walkway that is in a deteriorated condition. The existing paver patio is to be removed and a new paver patio/walkway to be installed within the existing paver patio/walkway area. There will be no change to the current patio size or shape, location, and no changes to the original 2012 surface grading plan of the property.**

**CHAPTER 250-9**

**ZONING REQUIREMENTS**

**EXISTING CONDITIONS**

**PROPOSED CONDITIONS**

FRONT YARD SETBACK \_\_\_\_\_

FRONT YARD SETBACK \_\_\_\_\_

FRONT YARD SETBACK \_\_\_\_\_

SIDE YARD SETBACK \_\_\_\_\_

SIDE YARD SETBACK \_\_\_\_\_

SIDE YARD SETBACK \_\_\_\_\_

REAR YARD SETBACK \_\_\_\_\_

REAR YARD SETBACK \_\_\_\_\_

REAR YARD SETBACK \_\_\_\_\_

BUILDING HEIGHT \_\_\_\_\_

BUILDING HEIGHT \_\_\_\_\_

BUILDING HEIGHT \_\_\_\_\_

BUILDING COVERAGE %\* \_\_\_\_\_

BUILDING COVERAGE %\* \_\_\_\_\_

BUILDING COVERAGE %\* \_\_\_\_\_

IMPROVED LOT COVERAGE %\* 30%

IMPROVED LOT COVERAGE %\* 32.09%

IMPROVED LOT COVERAGE %\* 32.09%

\*TOTAL (Building coverage must include overhangs)

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.

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I and my wife (Susan) are the original owners of the 3 Cross Lane property that we purchased in June 2012 as a new construction home. The home as built in 2012 had an improved lot coverage of 30.86% based on the original survey dated May 14, 2012 certified by DiMarzo & Son. A couple of months after purchasing the home, we had work performed that laterally expanded the paver patio towards the center of the lot (left of patio). This work was completed unknowingly without a permit and increased the improved lot coverage to its present level of 32.03% as certified in the updated survey dated November 14, 2025 by PMC Land Surveying.

Since 2012, the paver patio has fallen into a deteriorated condition due to the forces of weather and nature. It has become unsightly and difficult to maintain. We are seeking approval to renovate the existing patio and walkway in-place. The existing paver patio/walkway is to be removed and replaced with new pavers to be installed within the existing patio/walkway area. There will be no change to the current patio size or shape, location, and no changes to the original 2012 surface grading plan of the property.

In this case, compliance with the R15 zone maximum improved lot coverage of 30% would require the patio to be reduced to a size even smaller than when originally constructed in May 2012. In order to be in compliance, the existing patio size would need to be decreased by 363 square feet (2.09% of total lot 17,376 square feet) as per the Refusal of Building Permit (Form A). This would sharply limit the overall utility and purpose of the patio. There would also be unwanted expenses incurred to re-landscape the impacted area adjacent to the patio.

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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).

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**There are several compensating factors that mitigate the impact to the intent and purpose of the zoning plan with respect to Chapter 250-9 Improved Lot Coverage.**

The property was constructed with two large dry wells beneath the front lawn to capture rain water. The concrete seepage pits have a combined storage capacity of 647.8 cubic feet. A surface water drain was also installed adjacent to the rear patio (near left side) that is connected with an underground 4-inch pipe feeding into the gutter-leader system that then flows into the onsite dry wells.

A commercial gutter (67 feet in length, 6-inch width) and leaders (4"x3") was installed across the entire rear

roof of the dwelling to prevent any roof water overflows onto the patio during heavy storms. The rear yard area is bordered with numerous trees and lawn areas that increase ground water absorption.

There are no changes required to the original property surface grading plan or setbacks as filed in 2012 at the time of new construction. The rear yard area has not been subject to flooding, run-offs, or standing surface water.

The existing patio has been in place since August 2012 without adverse impact to either this property or the neighboring properties.

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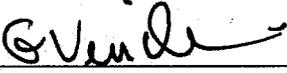
Has there been a previous application involving these premises? \_\_\_\_\_ No \_\_\_\_\_  
Yes No

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

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**AFFIRMATION OF OWNER AND APPLICANT**

**The Owner consents to this application:**

Owner(s) Signature:  Date: 02/18/2026

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: Gerald Verrilli Date: December 16, 2025

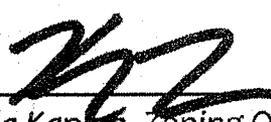
Your application for a building permit to construct a patio replacement

On the property located at 3 Cross Lane

Known as Block 2405, Lot 4 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 30% allowable lot coverage with a proposed coverage of 32.09%. Existing coverage is 32.09% due to a previous unpermitted patio expansion. Applicant is seeking to keep the footprint of the existing patio.

Signed:   
Kayla Kaplan, Zoning Officer

12/23/2025

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

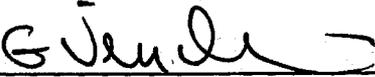
**BOROUGH OF FLORHAM PARK  
ZONING BOARD OF ADJUSTMENT**

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

I Gerald Verrilli, 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:

3 Cross Lane, Florham Park  
(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)