

**Zoning Board of Adjustment
Regular Meeting Minutes
June 03, 2026**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, June 3, 2026 at 6:30pm., in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

Mr. Michael Cannilla, Chairman
Mr. Jeffrey Noss, Vice Chairman
Mr. John Novalis
Mr. Rick Zeien
Mr. Brian O'Connor
Mr. Michael Shivietz
Mr. Ed Facas

Members Absent:

Mr. Marc DeBoer (1st Alt)

Also Present:

Mr. Michael Mullen, Esq., Board Attorney

Call to Order:

Mr. Cannilla, Chairman called the meeting to order at 6:30 p.m.

Statement of Adequate Notice:

Mr. Cannilla asked the Board Secretary if the statutory requirements of the Open Public Meetings Act had been met. Board Secretary, Alyssa Van Liew, responded that we are in compliance with the requirements.

Approval of Minutes:

1. Approval of Minutes from the May 20, 2026 Meeting.
Mr. Novalis made a motion to approve the minutes, second by Mr. Noss
Roll Call: On a roll call vote all members present and eligible voted for approval.

Resolutions of Approval:

6. **Jim Gruebert** **Application #BOA26-09**
6 Townsend Drive
Block 2605, Lot 30

Applicant is seeking approval to remove a rear patio and replace it with a brick and stone raised patio and construct a new conforming front entry portico.

Eligible voters: Cannilla, Noss, Novalis, Shivietz

Mr. Noss made a motion to approve the resolution, second by Mr. Novalis

Roll Call: On a vote; four members present and eligible voted for approval – Cannilla, Noss, Novalis, Shivietz

C Variance:

7. **Monica & Daniel Bucher** **Application #BOA26-10**
12 Shetland Road
Block 904, Lot 22

Applicant is looking to replace their fence on their property which is a corner lot.

***Applicant asked to be carried to next meeting. ***

Mr. Zeien made a motion to approve the minutes, second by Mr. Facas

Roll Call: On a roll call vote all members present and eligible voted for approval.

8. Anthony J. Alcuri, Jr.

Application #BOA26-11

24 Elmwood Road

Block 4004, Lot 13

Applicant is proposing a small addition to the front and side of the home to square off the current structure.

***Applicant asked to be carried to next meeting. ***

Mr. Zeien made a motion to approve the minutes, second by Mr. Facas

Roll Call: On a roll call vote all members present and eligible voted for approval.

On a motion duly made and seconded the meeting was adjourned at 6:40 pm.

Alyssa Van Liew
Board Secretary

June 3, 2026