

**Zoning Board of Adjustment
Regular Meeting Minutes
July 1, 2026**

The Regular meeting of The Borough of Florham Park Board of Adjustment was called to order on Wednesday evening, July 1, 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
Mr. Marc DeBoer (1st Alt)

Members Absent:

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 June 17, 2026 Meeting.
Mr. Facas made a motion to approve the minutes, second by Mr. O'Connor
Roll Call: On a roll call vote all members present and eligible voted for approval.

Resolutions of Approval:

C Variance:

2. **Monica & Daniel Bucher**
12 Shetland Road
Block 904, Lot 22

Application #BOA26-10

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

Applicant, Monica Bucher, is already sworn in as her application was carried from three meetings ago. Monica began speaking about the differences and the similarities of the previous discussion of her application compared to her current presentation tonight. She reiterated how they currently have a six-foot non-privacy fence, which is in a deteriorated condition. She stated her and her husband would like to replace it with a privacy fence due to the elevation when coming down Shetland Road as well as the traffic from Lauri Drive because they are on a corner lot. Mrs. Bucher stated privacy and safety is their hardship as to why they are seeking the variance relief.

Mrs. Bucher stated their main concern is along Lauri Drive because that is where their pool is located. She stated that they would like to have the 6-foot privacy fence along Lauri Drive and have the rest of the fencing be 4 foot as allowed.

Mr. Zeien asked who Mrs. Bucher was referring to specifically when she was speaking of “they” parking around her home. She politely clarified “random people” and also stated people have told her “to not leave her children outside unattended.”

Mr. O’Connor asked Mrs. Bucher to clarify “what did you mean when you say you’ll be within the 4 feet?” She replied “Since I am on the corner, I have to have a 4-foot fence around my property. I am asking for a 6-foot fence along Lauri Drive only.” Mrs. Bucher also clarified that they have a clear mesh 5-foot fence around their pool. Mr. Cannilla confirmed they have two fences, one around the perimeter of the property and one around the pool.

Mr. Cannilla stated placing a 4-foot fence for the front then going to 6-foot for the rest of the fencing along Lauri Drive to be compliant. Mrs. Bucher stated her concern is still the privacy of her home. Mr. DeBoer shared how his home’s backyard is right behind Brooklake School. He has zero privacy. He purchased the home knowing that and a solution he found to be effective for his residence was to plant shrubs that will grow to provide his home the privacy he is looking for.

Mr. Novalis stated that with the elevation of the road, a 6-foot fence will not provide Mrs. Bucher the privacy she is seeking from the public. He said ninety percent of corner lots expose their backyards. He is concerned with what granting the variance will do for the neighborhood as a whole. Mrs. Bucher stated she spoke with plenty of neighbors in the neighborhood and they agree with the fencing she is seeking the variance for.

Mr. Zeien asked for clarification on what it is Mrs. Bucher wanted exactly and where. She confirmed the fence there is 6-foot. He suggested, if a 6-foot fence remains, then they would only need it where the pool is and the rest of the fencing will be 4-feet. Mr. Zeien clarified it would be 6-foot and then become 4-foot where the house starts.

Mr. Noss asked for clarification on what she wanted exactly, where Mr. Cannilla stated she did propose one change where the existing is fifty percent open and have a solid fence which is not legal. Mrs. Bucher said she would be open to a portion along Shetland being 4-foot and fifty percent open.

Mr. Cannilla provided Mrs. Bucher the three options she has: for them to vote on her application as is tonight, a proposal different from the original, or to carry and return with something different. She wanted them to vote on what she has presented to the board; 6-foot along Lauri, no 6-foot high fence along Shetland.

Mr. Novalis made a motion to deny this applicant, second by Mr. Noss

Roll Call: On a roll call vote all members present and eligible voted for the denial. Mr. Zeien and Mr. O’Connor did not vote. Mr. Cannilla abstained.

3. 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.

Board Attorney, Mr. Mullen, sworn in Mr. Steven Azzolini, the architect, Mr. Kenneth P. Mihalik, Mr. and Mrs. Anthony and Jill Alcuri.

Mr. Cannilla stated there was a discrepancy with the survey and the elevation. Mr. Azzolini agreed, the surveyor didn’t count the Belgian block where the architect did.

Mr. Azzolini began his presentation by stating that his clients purchased their home in 2016 with this being their first addition before the board. They are trying to do a small addition to the side and front of the home to add approximately 174 feet building coverage and add a primary bathroom on the second level of the home, where they currently only have a full bathroom on the second level. He provided an exhibit labeled A-1 to the board secretary as well as the entire board. It is a set of photographs he took personally with his client in May 2026. Some photos were inside and outside as well as some Google photos prior to the clients owning it and after.

The deck was constructed in 2002 by previous owners. The deck is at 27 feet, 7 inches where the plans said 30 feet. In 1996, the rear addition was done where it was built 9.5 feet from the property line where 10 feet is required.

The variances the applicants are seeking are: building coverage, 20% is permitted, 21.2% is requested; in location of the addition, it is extending the current side of home, existing 9.5 to 8.5 side yard setback; the deck is 27.7 feet. The shed is within 3 feet of the property line, which needs a variance. The final is lot coverage as calculated by Kayla; 50.7% which included 711 square feet for gravel landscaping. They are looking for 51.9% which is 91 square feet over the existing.

Mr. Cannilla wanted clarification on how they got to the existing 50 percent lot coverage. Mr. Azzolini stated the client did not do anything to the property except add some gravel landscaping. If you remove the 711 square feet of gravel landscaping it becomes 40.9% existing and the proposed be 42.1%.

Applicant, Jill Alcuri, is a lifelong resident of Florham Park. She teaches third grade at Brooklake School for the last 23 years. She is looking for practical improvements: to expand the kitchen, and add a bathroom.

When their son was younger, they had a small Apex pool for him. Since he is older now, Mr. Alcuri has since removed it. The area is currently labeled dirt on the plan. It is also the same place where the gravel is, which keeps the area from flooding compared to grass.

The pavers are there now and were there when they purchased the home. They are easier for his elderly parents to walk with their canes and walkers.

Mr. Facas inquired if the attorney made them aware of the non-conforming uses prior to purchasing? Mr. Alcuri was honest and said this is their first time buying a home and they did not have any idea about how the small details mean so much.

Mr. Cannilla opened the meeting to the public.

Mr. Paul Chase resides at 22 Elmwood Road, directly to the East. He lived there 1978-1983. He stated Jerry Gordy was the previous owner and did the addition to the house. He asked questions to get clarification on what the impact may do to the him and the neighborhood as a whole.

Doreen Cali is a neighbor at 26 Elmwood Road and is in favor of this application and would like to see it get approved. She had nothing but positive things to say regarding the applicant.

Pat Chase resides at 48 Orchard Road. Her daughter lives next door, she owns the house and is not in favor of the applicant.

Break from 7:47 PM to 7:57 PM.

Mr. Azzolini continued presenting his case on behalf of his applicants, Mr. and Mrs. Alcuri.

The architect, Mr. Mihalik, was called up and presented they are adding to the left side of the house. They are adding 174 square feet all within the front yard setback. On the first floor, the kitchen is small, removing the enclosed porch. The house will have three bathrooms if approved.

With the kitchen and dining area being small, the renovation would make the space habitable and provide them the space to effectively function.

Mr. Novalis inquired what the drainage plan would be?

Mr. Azzolini said the applicant can do drywell to help with the stormwater management, but it wasn't proposed in their application.

Mr. Cannilla suggested the applicants remove the pavers and the stepping stones.

Mr. Paul Chase of 22 Elmwood was concerned with the flooding between the two homes. He wanted to confirm there will be a drywell put in when it rains so he encouraged anything to mitigate between the two houses would be beneficial.

Part of the conditions for their application is side yard setback, addition of building coverage, and improved lot coverage.

Mr. Facas made a motion to approve this applicant, second by Mr. Zeien

Roll Call: On a roll call vote all members present and eligible voted for the approval except for Mr. DeBoer who did not need to vote due to all members being present.

Meeting ended at 8:30 PM.

On a motion duly made and seconded the meeting was adjourned at 8:30 pm.

Alyssa Van Liew
Board Secretary

2026