

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting, August 11, 2016 at 7:30 P.M.,**  
**Hartley Dodge Memorial, 50 Kings Road**  
**Madison, New Jersey.**  
**A G E N D A**

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- 1. CALL TO ORDER BY CHAIRPERSON**
- 2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. MINUTES FOR APPROVAL - Regular meeting of July 14, 2016**
- 6. COMMENTS BY THE PUBLIC**
- 7. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 16-015**

Resolution granting variance application to Kevin Beach, Block: 3702, Lot: 25, 41 Prospect Street to make Modifications to and Conversion of Existing Gravel and Asphalt Driveway to a Brick Paver Driveway with Granite Block Curb, Rear Bluestone Patio with a < 4.0' Seat Wall, Front Side Gravel Sitting Area with a < 4.0' Seat Wall, The Removal of Existing Side and Rear Fences, Extensive Plantings, and Minor Re-grading in an R-3 (Single- Family Residential) Zone requiring relief from Minimum Driveway Setback and Maximum Impervious Lot Coverage.

**CASE NO. Z 16-019**

Resolution granting variance application to Chris & Courtney Meeker, Block: 3904, Lot: 11, 3 Norman Circle to construct (2) 2 Story Additions, (1) 1 Story Addition, Rear Deck, Front and Side Entry Canopy with Stoop, Bay Front Window, Retaining Wall, Expansion of Existing Driveway and Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback.

**CASE NO. Z 16-020**

Resolution granting variance application to Robert Eick, Block: 1601, Lot: 6.01, 32 Central Avenue to construct a New Single Family Dwelling in the Central Business District 2 Zone (R-4 Single Family Bulk Requirements Apply) requiring relief from Minimum Front Yard Setback, Minimum Right and Left Side Yard Setback, Minimum Rear Yard Setback, Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Parking Requirements.

**CASE NO. Z 16-021**

Resolution granting variance application to David Dubman, Block: 4502, Lot: 19, 10 Fox Chase Road to construct a Deck and Roof over Existing Stoop in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback.

**CASE NO. Z 16-024**

Resolution granting variance application to James & Gina Trimiglozzi, Block: 2002, Lot: 9, 20 Rosedale Avenue to construct a 2 ½ Story Rear Addition, Brick Paver Patio and Fire Pit in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 16-025**

Resolution granting variance application to Jon Mazzacano, Block: 909, Lot: 2, 11 Hillview Avenue to construct a 1 Story Addition, and the Relocation of Existing Air Conditioning Units in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**8. OLD BUSINESS –**

**CASE NO. Z 16-026**

**Michael Loughman**

**Block: 1601, Lot: 37**

**45 Ridgedale Avenue**

Applicant is seeking permission to install an 8' x 10' Shed and Expansion of Existing Driveway with Retaining Wall in an R-4 (Single or Two-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 16-027**

**Christopher Sands**

**Block: 4502, Lot: 22**

**4 Fox Chase Road**

Applicant is seeking permission to construct a 1 Story Rear Addition with Exterior Wood Stoop and Stairs, Blue Stone Stoop and Stairs with Blue Stone Walkway, Rear Blue Stone Patio, Drywell, Removal of Existing Concrete Patio and Portion of Existing Asphalt Driveway in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Minimum Rear Yard Setback.

**CASE NO. Z 16-022**

**Christine Scher**

**Block: 3906, Lot: 4**

**67 Woodland Road**

Applicant is seeking permission to construct a Detached Garage, Drywell and Removal of an Existing Shed in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Height of an Accessory Structure and Maximum Floor Area of an Accessory Structure. **At the request of the applicant this application has been withdrawn.**

## **9. NEW BUSINESS –**

### **CASE NO. Z 16-023**

**Arthur Tutela**

**Block: 4402, Lot: 34**

**164 Green Avenue**

Applicant is seeking permission to remove portion of Existing Asphalt Driveway, Reinstallation of Removed Portion of Asphalt Driveway, and the Installation of (2) Driveway Entrance Piers in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **At the request of the Applicant this application will be carried to the September 8, 2016 Zoning Board of Adjustment meeting. Applicant will re-notice.**

### **CASE NO. Z 16-028**

**Christopher Neumann**

**Block: 3702, Lot: 33**

**1 Washington Avenue**

Applicant is seeking permission to construct a 1-1/2 Story Addition with Lower Level Garage, Retaining Wall, Covered Unenclosed Front Entry Way, Removal of Portions of Existing Driveway and Existing Paver Patio in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Addition), Minimum Front Yard Setback (Front Entry Way), Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

### **CASE NO. Z 16-029**

**David & Lisa MacNair**

**Block: 908, Lot: 16**

**44 Valley Way**

Applicants are seeking permission to construct a Deck (greater than 24” off the ground) in a R3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Set Back (Deck).

### **CASE NO. Z 16-031**

**Danielle Dixon**

**Block: 103, Lot: 20**

**22 Shadylawn Drive**

Applicant is seeking to construct a Front Covered “Open” Porch, 2<sup>nd</sup> Story Addition, 1 Story Addition, Expansion of Existing Rear Patio and Front Walkway & Stoop, Previously Installed Fence, Shed and Patio without a Zoning Permit Application/Approval, Relocation of Existing Air Conditioning Unit in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

## **10. OTHER BUSINESS**

## **11. ADJOURNMENT**