

MINUTES
BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT
Special Meeting, February 25, 2016 at 7:30 P.M.,
Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey.

1. CALL TO ORDER BY CHAIRPERSON

2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE):

A special meeting of the Borough of Madison Zoning Board of Adjustment was held on Thursday, February 25, 2016, at 7:30 pm in Room #140 of the Hartley Dodge Memorial Building, located at Kings Road, Madison, N.J. Joseph Santoro, Chairman opened the meeting and requested the reading of the public notice as follows:

“Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

On January 15, 2016 a copy of the notice scheduling this meeting was posted at the bulletin board at the main entrance of the Hartley Dodge Memorial Building, was sent to the Madison Eagle and the Daily Record and filed with the Borough Clerk, all in accordance with the “Open Public Meetings Act.”

3. ROLL CALL:

Present: Joseph Santoro, Timothy Blair, Diane Driscoll, Helen Kaar, Melissa Elias, Roger Paetzell, Anne Lawless, and Mary Sue Salko

Excused: Toni DeRosa

Also Present: Gary Hall, Zoning Board attorney

3. ROLL CALL

PRESENT: Mr. Blair, Mrs. Driscoll, Mrs. Elias, Dr. Paetzell, Ms. Kaar, Mr. Santoro, Ms. Salko and Mrs. Lawless

ALSO PRESENT: Gary Hall, Zoning Board attorney

4. PLEDGE OF ALLEGIANCE

5. MINUTES FOR APPROVAL - Re-Organization Meeting and Regular meeting of January 14, 2016
There were no revisions to the Reorganization Minutes. There were several revisions to the Regular Meeting minutes. A voice vote of aye was heard from all eligible voting Board members in favor of both sets of minutes.

6. RESOLUTIONS FOR MEMORIALIZATION – The following Resolutions were distributed to all Board members prior to this meeting for their review.

CASE NO. Z 15-037

Resolution denying variance application to Mark Neede, Block: 504, Lot: 9, 10 Canterbury Road to keep Installed Carport Partially Within the Borough of Madison Road Right of Way in an R3 (Single-Family Residential) Zone requiring relief from Accessory Structure Installed in Front Yard and Borough Road Right of Way.

CASE NO. Z 15-038

Resolution granting variance application to Paul Maguire, Block: 3701, Lot: 24, 21 Maple Avenue to construct a 1 and 2 Story Addition, Bilco Door, Retaining Wall, Modifications to Existing Slate Walkway, Extension of Existing Driveway, Relocation of Existing Fence in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 15-039

Resolution granting variance application to Antonio Dimeiri, Block: 4310, Lot: 1, 4 Alma Avenue to construct a 2 ½ Story Dwelling Constructed on the Existing Foundation of Existing 1 ½ Story Dwelling, (Proposed 2nd Story has Rear 2” Cantilever), Enclosed Front Entry Way, Detached 2 Car Garage, Front and Rear Walkways, Drywell and Air Conditioning Units in an R-3 (Single-Family Residential) Zone requiring relief from Permitted Use in an R-3 Zone, Minimum Front Yard Setback (Alma Avenue), Minimum Front Yard Setback (Douglas Avenue), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. There was a discussion with Mr. Hall regarding this Resolution.

CASE NO. Z 15-040

Resolution granting variance application to John Kirwan IV, Block: 1108, Lot: 8, 14 South Street to construct a Driveway with Drop Curb in an R-4 (Single or Two-Family Residential) Zone requiring relief from Minimum Driveway Setback.

7. OLD BUSINESS:

CASE NO. Z 15-036

Zach Davis

Block: 4305, Lot: 1

70 Lathrop Avenue

Applicant is seeking permission to construct a 1 Story Addition, Covered Porch and Wood Deck in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Gibbons Place), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

A – 3 Landscape Plan

A – 4 2 Photos of property

Mr. Davis began by stating that they returned to the Board with a Landscape Plan and the two photos of the property. He continued by stating several plantings will be installed including 8 foot arborvitae along the stockade fence. Ornamental landscaping was installed around the back of the deck. The addition itself remains the same. Dr. Paetzell was concerned that the fence may break down in the future. If the stockade fencing breaks down, the applicant agreed to replace it. There being no further questions from the Board, the Board began their deliberation. The consensus of the Board was to approve the application taking into consideration that the lot is undersized.

A motion to approve the application as revised was made by Mrs. Driscoll and seconded by Ms. Kaar. A roll call vote was requested and recorded as follows:

AYES: Mrs. Driscoll, Mrs. Elias, Dr. Paetzell, Ms. Kaar, Mr. Santoro and Ms. Salko

8. NEW BUSINESS –

CASE NO. Z 16-001

Krystin O'Dowd

Block: 3001, Lot: 42

18 Stafford Drive

Applicant is seeking permission to construct a 2nd Story Addition, Rear 1 Story Addition and Rear Maximum Principle Building Coverage and Maximum Impervious Lot Coverage.

Krystin O'Dowd and John Vanlenten, Licensed Architect were sworn in and the following exhibits were marked.

B – 1 Letter of Denial dated 12/29/15 from the Borough of Madison Deputy Zoning Officer, Dan Buckelew

A – 1 Plans, prepared by John Vanlenten, Architect, with a revision date of 1/7/16

A – 2 Copy of Zoning Map A – 3 Set of photos (9)

Mrs. O'Dowd began by stating her family has grown since moving to Madison. Additional room is needed for this growing family. No family room presently exists and the proposal includes a family room off of the kitchen. The three season room on the first floor will be expanded and converted into a family room.

Mr. Vanlenten distributed a Zoning Map and a packet of photos to the Board members. He continued by describing the applicant's home as it presently exists. The kitchen is centrally located in the rear of the home. A three season room exists without no heat. The second floor consists of a master bedroom suite and three bedrooms for the children. An addition over the garage is planned which will house two additional bedrooms.

The impervious coverage is being increased and also the building coverage. The family room in the rear is the only area that requires a variance. There will be no impact upon the streetscape. The lot being undersized and shallow does cause a hardship.

Mr. Vanlenten continued by reviewing the 9 photos which were distributed to all Board members. The deck that exists will be replaced by a new deck which is shown on Sheet V-06 and is not as deep as the existing deck being cut back by four feet in depth. Two privacy screens will be in place to screen any visuals from neighboring properties. A drywell is planned capturing the entire family room in the rear, close to 40% of the roof area.

There being no further questions from the Board, and no questions or comments from the public, the Board began their deliberation. The consensus of the Board was to be in favor of the application taking into consideration that the lot is undersized.

A motion to approve the application with the condition that all water be captured by a drywell that will be approved by the Borough Engineer, was made by Mr. Blair and seconded by Mrs. Driscoll. A roll call vote was requested and recorded as follows:

AYES: Mr. Blair, Mrs. Driscoll, Mrs. Elias, Dr. Paetzell, Ms. Kaar, Mr. Santoro and Ms. Salko

CASE NO. Z 16-002

Wendy Gundlach

Block: 211, Lot: 4

74 Morris Place

Applicant is seeking permission to construct a 2nd Story Addition in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front yard Setback, Minimum Side Yard Setback and Maximum Impervious Lot Coverage.

Prior to the start of this application, Mrs. Lawless recused herself from this application and left her seat at the dias.

Mr. Gundlach and Mr. Delladonna, Architect were sworn in and the following exhibits were marked.

B – 1 Letter of Denial dated 10/7/15, from the Borough of Madison Deputy Zoning Officer, Dan Buckelew

A – 1 Survey of the Property, dated 3/21/15

A – 2 Plans prepared by Mr. Delladonna, dated 9/4/15

A – 3 Set of photos, 10 showing the existing conditions of the house

Mr. Gundlach began by describing what he is planning for his family. Contained in the Plans on Pages 7 – 12 are the existing conditions. A prior addition was installed to the right side of the house, the house dates back to the 1700's. The first floor houses the family and dining rooms. The second floor addition is on the top of the first floor and the right side is where the setback is located. The left side of the house is not being changed.

The rear yard contains 18 feet of slope and drains down to the rear. The downspouts from the rear addition on the right side which was built in 1984, also drains to the rear. The proposed addition is 25 feet wide, will contain a master bedroom, closet and master bath. A laundry room is planned for the second floor. Some kitchen modifications will be performed on the first floor and do not require any variances. The original house is the left side of the house. The rear portion was constructed during the 1800's. The rear driveway increases the impervious coverage.

The ridges of the house will match at the peaks. The slope of the roof will be increased to match the ridge. All the drainage points will be maintained and tie into the existing system. The materials will be maintained to match the siding and the gutters. The reason to grant the variances are that they are all pre-existing conditions. The meeting was now open to the public, there being no questions or comments from the public, the Board began their deliberation. The consensus of the Board was to approve the application as submitted. A motion to approve the application was made by Mrs. Elias and seconded by Ms. Kaar. A roll call vote was requested and recorded as follows:

AYES: Mr. Blair, Mrs. Driscoll, Mrs. Elias, Dr. Paetzell, Ms. Kaar, Mr. Santoro and Ms. Salko

9. OTHER BUSINESS

2015 Annual Report – Discussion

Mr. Hall began by discussing and reviewed the Summary of Variance Applications for 2015. A general discussion took place regarding this Summary with Mr. Hall answering any questions posed by Board members. Mr. Santoro suggested that #3 be modified on the Annual Report for 2015. Board members also had several suggestions as to changes that can be made in the future.

10. ADJOURNMENT: The meeting was adjourned at 9:00 pm with a motion made by Mrs. Driscoll.

Respectfully submitted,

Lorraine Sola
Recording Secretary