

**BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISIONS**

TAKE NOTICE that at a Regular Meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, April 10, 2014 at 7:30 P.M., in the Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey, and the following action was taken:

MINUTES FOR APPROVAL –Special Meeting of March 27, 2014

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 14-001 - Resolution granting variance application to Jeff & Ashley Perino, Block: 802, Lot: 8, 25 Seven Oaks Circle was adopted.

CASE NO. Z 14-008 – Resolution granting variance application to Nelson Rodriguez & Katherine Candelo, Block: 5101, Lot: 2, 6 Seaman Street was adopted.

OLD BUSINESS –

CASE NO. Z 13-048

James & Kathryn McGrath

Block: 1402, Lot: 1

54 Park Avenue

Applicants are seeking permission to construct a Fire Escape, Paver Patio and Reduction of Existing Gravel Driveway Area in an R-4 (Two-Family Residential Use) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was started on March 13, 2014 and at the request of the applicant they will be carried to the May 8, 2014 regular hearing.**

CASE NO. Z 14-003

Daryl Bryant

Block: 901, Lot: 10

109 Greenwood Avenue

Applicant is seeking permission to construct a Detached Garage, Paver Patio, Driveway Expansion and 2 Platforms/Steps off Rear of the Existing Principal Dwelling in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Accessory Structure), Maximum Accessory Building Floor Area and Maximum Impervious Lot Coverage. **This application was started on March 13, 2014 and carried to the May 8, 2014 regular hearing pending revised plans.**

CASE NO. Z 14-007

Prat & Kerry Patel

Block: 4601, Lot: 21

8 Park Lane

Applicants are seeking permission to construct an Expansion of Front Stepping Stone Walk, Front & Side Driveway with Retaining Walls, and Rear Patio with BBQ, Pool Patio with Retaining Walls, Relocation of Existing Shed, Pool Equipment and Generator in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was started on March 13, 2014 and carried to the May 8, 2014 regular meeting pending revised plans.**

NEW BUSINESS –

CASE NO. Z14-005

Legacy Home Builders

Block: 1105, Lot: 28

85 Park Avenue

Applicant requesting (d) (4) variance to allow the floor area ratio limit to be exceeded for a proposed permitted new four unit multifamily residential structure as well as preliminary and final site plan approval with necessary (C) variances along with any related approvals on property in the CC (Community Commercial) Zone. **This application was started and carried to the May 8, 2014 regular meeting pending revised plans.**

CASE NO. Z 14-006

Jayneil Shah

Block: 1203, Lot: 23

7 Elm Street

Applicant is requesting the demolition of an 2-Family Residence in an R-5 zone and construction of a 2-Family Residence requiring variance of Minimum Front Yard Setback, Minimum Front Yard Setback, Side Yard setback (Left), Side Yard setback (Right), Rear Yard setback, Maximum Building Stories Maximum Principal Building Coverage, Maximum F.A.R., Driveway Setback, Maximum Impervious Lot Coverage and Principal Permitted use of 2-Family in an R-5 Zone. **No one appeared for the Shah application, which was carried to the May 8 meeting for the initial public hearing.**

OTHER BUSINESS -

2013 Annual report was adopted by the Zoning Board of Adjustment.

All resolutions of the Zoning Board of Adjustment are on file and available for public inspection in the Office of the Administrative Official, Land Use Services, during regular business hours, 9:00 A.M. to 4:00 P.M., Monday through Friday, in the upper floor Room #206, at Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey.

Joseph Santoro
Chairman

Frances Boardman
Board Secretary

04/14/2014

cc: Zoning Board of Adjustment
Zoning Board Attorney
Department Heads
Attorneys or Applicants

Mayor and Borough Council
Planning Board and Board Attorney
Borough Administrator