

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

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**TAKE NOTICE** that at the regular meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, February 10, 2011 at 7:30 P.M., in the Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey, the following action was taken:

**MINUTES FOR APPROVAL** –Re-Organization & Regular Meeting of January 13, 2011 were adopted.

**RESOLUTIONS FOR MEMORIALIZATION**

**CASE NO. Z 10-038** Resolution granting the Variance Application of Peter & Terri Hyans, Block 4902, Lot 22, 10 Dellwood Parkway South, Madison, was adopted.

**OLD BUSINESS –**

**CASE NO. Z 10-037**

**Louis & Lucille Cecala**

**Block: 1102, Lot: 22**

**34 Wayne Boulevard**

Applicants requesting permission to construct In-Ground Pool, Existing Patio & Deck Removal, New Paver Patio and Stamped Concrete Areas, and an 18” High Retaining Wall in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Pool Setback from Rear and Side Property Lines. This application was started but not concluded and carried to the February 10, 2011 meeting. The applicant has withdrawn his application.

**NEW BUSINESS –**

**CASE NO. Z 11-001**

**Mohamed Seyam**

**Block: 1601, Lot: 5**

**36 Central Avenue**

Applicants requesting permission to construct a 2 ½ Story Family Dwelling and Detached One Car Garage in a CBD-2 (Central Business District) Zone requiring relief from Maximum Principal Building Coverage, Minimum Side Yard Set Back, Minimum Rear Yard Set Back, Minimum Distance of Driveway to Property Line. This application was approved. Action is to be memorialized on March 10, 2011.

**CASE NO. Z 11-002**

**Anthony Guerriero**

**Block: 4312, Lot: 2**

**20 Lathrop Avenue**

Applicant requesting permission to construct a Detached 3 Car Garage, Driveway Expansion & Partial Removal of Existing Deck in a R-4 (Two-Family Residential) Zone requiring relief from Maximum Accessory Structure Size, Maximum Accessory Structure Height and Expansion of Non-Conforming Use. This application was carried at the request of the applicants to March 10, 2011

**CASE NO. Z 11-003**

**Richard & Dawn Nowak**

**Block: 3701, Lot: 33**

**41 Maple Avenue**

Applicants requesting permission to construct (2) 1 Story Additions, Extend Existing Chimney & Partial Removal of Existing Deck in a R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback and Maximum Impervious Lot Coverage. This application was approved. Action is to be memorialized on March 10, 2011.

**CASE NO. Z 11-004**

**Kimberly & Joseph Hanley**

**Block: 914, Lot: 20**

**55 Hamilton Street**

Applicants requesting permission to construct 1 1/2 Story Addition, (2) Covered Porches, Walk, Patio and Pavers, Driveway Expansion and Air Conditioner Units in a R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage, and Minimum Rear Yard Setback. This application was approved. Action is to be memorialized on March 10, 2011.

**CASE NO. Z 11-005**

**Charles & Deirdre Paul**

**Block: 101, Lot: 34**

**13 Shadylawn Drive**

Applicants requesting permission to construct (1) 1 Story Addition, Wood Platform and Steps, Enclosed Porch Renovation in a R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. This application was approved. Action is to be memorialized on March 10, 2011.

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.

**Joe Glade**  
**Chairman**  
**Frances Boardman**  
**Board Secretary**

**02/11/11**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator