

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

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**TAKE NOTICE** that at a Regular Meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, January 8, 2015 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** –Regular Meeting of December 11, 2014

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z 14-026**

Resolution granting variance application to Peter Meshki, Block: 1703, Lot: 13, 44 Greenwood Avenue to construct a 3 Story Rear Addition, Vertical Expansion of Existing Portion of Principle Dwelling from 2 ½ Stories to 3 Stories, Detached 2 Car Garage, Expansion of Existing Driveway and a Drywell in an R4 (Single or Two Family Residential) Zone requiring relief from Maximum Building Height/Stories, Maximum Impervious Lot Coverage and Minimum Driveway Setback. **This application was approved with changes made to the original application including elimination of the height variance, reduction in depth of the rear addition and conversion from two-family to single-family use.**

**CASE NO Z. 14-039**

Resolution granting variance application to Donald Bowen, Block: 3404, Lot: 19, 12 Glenwild Road to construct a Detached 2 Car Garage, Drywell, Removal of Portion of Existing Driveway, Expansion of Remaining Driveway, Modification of Existing Drop Curb and Proposed 2<sup>nd</sup> Drop Curb on Glenwild Circle, Removal of Existing Slate Pad, “Low Shrubbery” within Glenwild Circle Right of Way in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Accessory Structure Setback and Maximum Floor Area Accessory Structure.

**CASE NO. Z. 14-040**

Resolution granting variance application to Denis Philipps, Block: 4201, Lot: 1, 128 Green Village Road to construct a 1 Story Rear Addition, 2<sup>nd</sup> Story over Existing Garage, 1 Story Expansion is Existing Garage, Front Portico Roof over Existing Stoop, Front Paver Walk, Paving of Existing Driveway, Side and Rear Paver Walkways, Rear Bluestone Patio, Generator and Condenser Unit in an R-2 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**OLD BUSINESS** – None

**NEW BUSINESS** –

**CASE NO. Z 14-038**

**Dore LaPosta  
Block: 3701, Lot: 10  
40 Green Avenue**

Applicant is seeking permission to construct a Rear 1 Story Addition, Blue Stone Patio with Knee Wall, Drywell, Air Conditioning Unit, and the Removal of Existing Deck and Walkway in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on February 12, 2015

**CASE NO. Z 14-041**

**David Maines**

**Block: 1105, Lot: 20**

**17 Loveland Street**

Applicant is seeking permission to construct a Rear 2 ½ Story Addition with Exterior Stairs to 2<sup>nd</sup> Story in an R-4 (Two-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right) and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on February 12, 2015

**CASE NO. Z 14-042**

**Patrick & Amy Layng**

**Block: 912, Lot: 9**

**47 Valley Road**

Applicants are seeking permission to construct a Rear Yard “Roofed” Brick Paver Patio with Gas Fire Place and Grill in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback and Maximum Principal Building Coverage. This application was approved. Action will be memorialized on February 12, 2015

**CASE NO. Z 14-043**

**Craig & Lisa DiStefano**

**Block: 3901, Lot: 51**

**8 Arlena Court**

Applicants are seeking permission to construct a Rear Cantilevered 2<sup>nd</sup> Story, Expansion of Existing 1<sup>st</sup> Story, Front Paver Walkway, Rear Deck, Rear Paver Patio, and (2) A.C. Units in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on February 12, 2015

**OTHER BUSINESS -**

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**

**01/12/2015**

cc: Zoning Board of Adjustment

Mayor and Borough Council

Zoning Board Attorney  
Department Heads  
Attorneys or Applicants

Planning Board and Board Attorney  
Borough Administrator