

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

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**TAKE NOTICE** that at the Reorganization and Regular meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, January 9, 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** – Regular Meeting of December 12, 2013, and Special meeting of December 16, 2013.

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 13-050** - Resolution granting variance application to Timothy & Caitlin Fitzsimmons, Block: 4101, Lot: 1, 254 Woodland Road was adopted.

**CASE NO. Z 13-051** - Resolution granting variance application to Gregory & Lauren Phalin, Block: 4702, Lot: 12, 5 Noe Avenue was adopted.

**CASE NO. Z 13-052** - Resolution granting variance application to Wendy Hoyt, Block: 4004, Lot: 12, 14 East Lane was adopted.

**CASE NO. Z 13-053** - Resolution granting variance application to Ron Bartz, Block: 1110, Lot: 11, 60 Myrtle Avenue was adopted.

**CASE NO. Z 13-054** - Resolution granting variance application to Thomas Haralampoudis, Block: 3804, Lot: 2, 64 Pomeroy Road was adopted.

**CASE NO. Z 13-055** – Resolution granting variance application to William Stroker, Block: 603, Lot: 16, 20 Hoyt Street, Madison 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. **THE APPLICATION WAS CARRIED TO THE FEBRUARY 13, 2014 MEETING DUE TO INSUFFICIENT NOTICING**

**NEW BUSINESS –**

**CASE NO. Z 13-056**

**Jan Marks**

**Block: 3802, Lot: 8**

**34 Prospect Street**

Applicant is seeking permission to construct a 2-1/2 Story Single Family Dwelling with an Attached Two (2) Car Garage, Open Front Porch, Front Walkway and Driveway in an R-3 (Single-Family

Residential) Zone requiring relief from Minimum Front Yard Set Back – Prospect Street (Modified), Minimum Front Yard Setback – Keep Street (Modified), Minimum Rear Yard Setback, Maximum Principle Building Coverage, Maximum Impervious Lot Coverage. This application was started and adjourned to allow for preparation and submission of revised plans for the next meeting of the Zoning Board of Adjustment on February 13, 2014.

**CASE NO. Z 13-057**

**Mark Pezzuto**

**Block: 4315, Lot: 20**

**10 Douglas Avenue**

Applicant is seeking permission to construct a 2<sup>nd</sup> Story Addition, Front Covered Porch, Rear 2<sup>nd</sup> Story Deck in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Prevailing), Minimum Side Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on February 13, 2014.

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**

**01/13/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator