

**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, July 9, 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 June 11, 2015

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z 15-013**

Resolution granting variance application to Kishore Ballal & Maithili Rao, Block: 4301, Lot: 1, 412 Woodland Road to construct a 1 Story Rear Addition, Expansion of Existing Brick Paver Driveway, Bluestone Terrace and Drywell in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**CASE NO. Z 15-017**

Resolution granting variance application to Terence & Lori Lusardi, Block: 1102, Lot: 9, 19 Anthony Drive to construct a 2<sup>nd</sup> Story Addition in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 15-019**

Resolution granting variance application to Sean & Suzanne Graham, Block: 906, Lot: 13, 68 Knollwood Avenue to construct a 2<sup>nd</sup> Story Rear Addition with 2' Cantilever and Covered Stairs, Reconstruction of Existing Garage Roof (No increase of existing area or height) in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback.

**CASE NO. Z 15-020**

Resolution granting variance application to Donald & Frances MacMaster, Block: 3301, Lot: 11, 4 Nordling Lane to construct a Brick Paver Patio around Existing In-Ground Pool (Pool to remain), Raised Brick Paver Patio Area with Seat Wall, Side Yard Brick Paver Walkway and Drywell. Applicant will be removing Existing Side Yard Walkway, Wood Deck and Existing Concrete Patio around Existing Pool in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 15-021**

Resolution granting variance application to Igor & Margaret Nevistich, Block: 301, Lot: 6, 14 Ardsleigh Drive to construct a Front Portico, (1) 2<sup>nd</sup> Story Addition, (1) 1 Story Addition, (1) 2 Story Addition and a Deck in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback and Maximum Principal Building Coverage.

**OLD BUSINESS –**

**CASE NO. Z 15-018**

**Bill Baxter**

**Block: 4314, Lot: 6**

**16 James Place**

Applicant is seeking permission to construct a 2-Car Garage with Terrace Above, Paved Driveway with Retaining Walls, Walkway, and Roof Canopy over Existing Roof in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Douglas Avenue), Minimum Front Yard Setback (Drew Place), Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage. **This application was started on June 11, 2015 but not concluded; at the request of the applicant this application was carried to the August 13, 2015 meeting.**

**NEW BUSINESS –**

**CASE NO. Z 15-022**

**Patrick Rowe**

**Block: 311, Lot: 7**

**25 Pine Avenue**

Applicant is seeking permission to construct a 2 Story Addition, 2<sup>nd</sup> Story Rear Deck, and Air Condition Units in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. **This application was approved. Action will be memorialized on August 13, 2015.**

**CASE NO. Z 15-023**

**Kirstin Meskill**

**Block: 4601, Lot: 16**

**32 Park Lane**

Applicant is seeking permission to construct a Brick Paver Patio, Wood Deck, Modular & Boulder Retaining Walls, (3) Natural Stone Steps, Stepping Stone Walkway, Ground Water Recharge System, and an Area Reducing Modifications to the Existing Brick Paver Driveway in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Steep Slope Disturbance. . **This application was started on July 9, 2015 but not concluded; this application was carried to the August 13, 2015 meeting with revised plans to be filed ten days before the hearing.**

**CASE NO. Z 15-024**

**James Casola**

**Block: 504, Lot: 12**

**20 Canterbury Road**

Applicant is seeking permission to construct a Forward Expansion of an Existing Attached Garage with Open Porch Area above Existing Front Stoop – Relocation of Existing Stairs and Walk, New Roof in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback and Maximum Principal Building Coverage. **This application was approved. Action will be memorialized on August 13, 2015.**

**CASE NO. Z 15-025**

**Timothy & Alexandra Purnell**

**Block: 2302, Lot: 5**

**3 Niles Avenue**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story Addition (Cantilevered on 3 Sides) and an Air Conditioning Unit in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was approved. Action will be memorialized on August 13, 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**

**07/10/2015**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator