

**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, July 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 June 26, 2014

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z 14-014** - Resolution granting variance application to John & Katie Hearn, Block: 910, Lot: 7, 4 Lee Avenue was adopted.

**CASE NO. Z 14-017** – Resolution granting variance application to Paul Weir, Block: 1109, Lot: 9, 42 South Street was adopted.

**CASE NO. Z 14-018** – Resolution granting variance application to Mohammad & Hillary Rahman, Block: 1803, Lot: 8, 27 Greenwood Avenue was adopted.

**OLD BUSINESS** –

**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 re-opened. This application was approved. Action will be memorialized on August 14, 2014.

**CASE NO. Z 14-016**

**Michael & Penelope Sullivan**

**Block: 4203, Lot: 19**

**28 Hillcrest Road**

Applicants are seeking permission to construct a Wood Deck, Stepping Stone Walkway, Stone Patio, 10' Tall Pergola, 5' Tall Stone Fire Pit, Raised Stone Planters, and Drywell. They will also be removing an Existing Raised Patio in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on August 14, 2014.

**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. **This application was started on May 8, 2014 and carried to the August 14, 2014 regular meeting pending revised plans.**

**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 re-opened. The applicant was asked to resubmit revised plans and address several other issues. The hearing was adjourned to the August 14, 2014 meeting at the applicant's request.**

**NEW BUSINESS –**

**CASE NO. Z 14-019**

**Michael Carrie Guarino**

**Block: 4502, Lot: 7**

**55 Garfield Avenue**

Applicants are seeking permission to construct an “Eyebrow” Dormer, Open Roofed Front Entrance in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on August 14, 2014.

**CASE NO. Z 14-020**

**Peter Ostberg**

**Block: 904, Lot: 10**

**7 Longview Avenue**

Applicant is seeking permission to Widen the Driveway and construct a Side to Rear Brick Paver Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback. This application was approved. Action will be memorialized on August 14, 2014.

**CASE NO. Z 14-021**

**Jane Giordano & Joscelyn Burrer**

**Block: 4102, Lot: 3**

**73 Midwood Terrace**

Applicants are seeking permission to construct a Rear Yard Patio in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on August 14, 2014.

**CASE NO. Z 14-022**

**Shari Guidos & Constance Ludwin**

**Block: 604, Lot: 3**

**9 Westerly Avenue**

Applicants are seeking permission to construct a Front Terrace & Trellis, Rear 1 Story Addition, Removal of Existing Patio & Sidewalk, and a New Rear Brick Paver Patio in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side yard Setback. This application was approved. Action will be memorialized on August 14, 2014.

**CASE NO. Z 14-023**

**John Ciulla**

**Block: 3905, Lot: 12**

**5 Beverly Road**

Applicant is seeking permission to construct a 1 & 2 Story Addition with Covered Porch, Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback. At the request of the applicants Attorney this application was carried to the next Regular Meeting to be held on August 14, 2014.

**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**

**07/11/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator