

**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, June 11, 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 May 14, 2015

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 15-001**

Resolution granting variance application to Cristin McKenna, Block: 2206, Lot: 21, 3 Station Road, to construct a 2 ½ Story Addition, Expansion of Existing Attic Half Story, Front and Rear Covered Front Porches, Rear Paver Walkway, Removal of Existing Macadam Driveway and Maximum Fence Height Installed without a Permit in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Left) Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Maximum Fence Height (left Side Line).

**CASE NO. Z 15-012**

Resolution granting variance application to Tim & Colleen Lucas, Block: 3404, Lot: 25, 127 Green Village Road, to construct a 2 Story Addition, 2<sup>nd</sup> Story Addition, Drywell and Removal of Existing Concrete Patio in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 15-014**

Resolution granting variance application to Mary & Paul O'Brien, Block: 304, Lot: 8, 3 Redmond Drive to construct a 1 ½ Story Rear Addition with Exterior Steps in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback.

**CASE NO. Z 15-015**

Resolution granting variance application to David & Sun Ju Valenta, Block: 3805, Lot: 7, 34 Albright Circle to construct a 2<sup>nd</sup> Story Addition, Open Front Porch, Rear Deck, Air Conditioning Unit, Front Walk and Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Right), Minimum Side Yard Set Back (Right), Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage.

**OLD BUSINESS –**

**CASE NO. Z 15-013**

**Kishore Ballal & Maithili Rao**

**Block: 4301, Lot: 1**

**412 Woodland Road**

Applicants are seeking permission 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. This application was started on May 14, 2015 but not concluded; this application was carried to the June 11, 2015 meeting with revised plans filed prior to the meeting. **This application was approved. Action will be memorialized on July 9, 2015.**

**NEW BUSINESS –**

**CASE NO. Z 15-017**

**Terence & Lori Lusardi**

**Block: 1102, Lot: 9**

**19 Anthony Drive**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story Addition in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was approved. Action will be memorialized on July 9, 2015.**

**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; this application was carried to the July 9, 2015 meeting with revised plans to be filed ten days before the hearing.**

**CASE NO. Z 15-019**

**Sean & Suzanne Graham**

**Block: 906, Lot: 13**

**68 Knollwood Avenue**

Applicants are seeking permission 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. **This application was approved. Action will be memorialized on July 9, 2015.**

**CASE NO. Z 15-020**

**Donald & Frances MacMaster**

**Block: 3301, Lot: 11**

**4 Nordling Lane**

Applicants are seeking permission 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. **This application was approved. Action will be memorialized on July 9, 2015.**

**CASE NO. Z 15-021**

**Igor & Margaret Nevistich**

**Block: 301, Lot: 6**

**14 Ardsleigh Drive**

Applicants are seeking permission 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. **This application was approved. Action will be memorialized on July 9, 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**

**06/12/2015**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator