

**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, June 12, 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 May 29, 2014

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z14-009 - Resolution granting variance application to Timothy & Suzanne Reilly, Block: 4701, Lot: 49, 47 Broadview Avenue was adopted.

CASE NO. Z 14-012 - Resolution granting variance application to Antoni Moszczynski, Block: 4601, Lot: 33, 12 Stonehedge Lane 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. **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.**

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. The applicant was asked to resubmit revised plans at the next regular meeting to be held on July 12, 2014.**

CASE NO. Z 14-007

Prat & Kerry Patel

Block: 4601, Lot: 21

8 Park Lane

Applicants are seeking permission to construct an Expansion of Front Stepping Stone Walk, Front & Side Driveway with Retaining Walls, and Rear Patio with BBQ, Pool Patio with Retaining Walls, Relocation of Existing Shed, Pool Equipment and Generator in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on June 26, 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 July 10, 2014 regular meeting pending revised plans.**

CASE NO. Z 14-010

Pam & Robert Morse

Block: 913, Lot: 8

73 Valley Road

Applicants are seeking permission to construct (2) 1 Story Rear Additions, (1) 1 Story Rear Addition, Enclosed Porch with 2nd Story Deck Above in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. This application was approved. Action will be memorialized on June 26, 2014.

CASE NO. Z 14-013

Barbara Lozier

Block: 301, Lot: 3

24 Ardsleigh Drive

Applicant is seeking permission to construct a 1 ½ Story Addition and Expansion of Existing Driveway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side yard Setback(Right) and Maximum Principal Building Coverage. This application was approved. Action will be memorialized on June 26, 2014.

NEW BUSINESS –

CASE NO. Z 14-014

John & Katie Hearn

Block: 910, Lot: 7

4 Lee Avenue

Applicants are seeking permission to construct a 2 Story Addition and relocation of Existing Condenser Unit in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was carried to the special meeting scheduled for the Zoning Board of Adjustment on June 26, 2014**

CASE NO. Z 14-015

Mary Ellen Hennessy Jones

Block: 4601, Lot: 8

39 Park Lane

Applicant is seeking permission to construct a front Portico over an Existing Landing in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on June 26, 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 carried to the special meeting scheduled for the Zoning Board of Adjustment on June 26, 2014**

CASE NO. Z14-017

Paul Weir

Block: 1109, Lot: 9

42 South Street

Applicant is seeking permission to construct an Under Construction Rear Dormer in an R-4 (Single-Family/Two-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

This application was carried to the special meeting scheduled for the Zoning Board of Adjustment on June 26, 2014

CASE NO. Z 14-018

Mohammad & Hillary Rahman

Block: 1803, Lot: 8

27 Greenwood Avenue

Applicants are seeking permission to construct a Detached Two-Car Garage, and Modifications to the Existing Driveway in an R-4 (Single-Family/Two-Family Residential) Zone requiring relief from Maximum Accessory Structure Height, Minimum Accessory Structure Setback and Minimum Driveway Setback. **This application was carried to the special meeting scheduled for the Zoning Board of Adjustment on June 26, 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

06/16/2014

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

Mayor and Borough Council
Planning Board and Board Attorney
Borough Administrator