

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

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**TAKE NOTICE** that at a Special Meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, June 26, 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 June 12, 2014

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 14-007** - Resolution granting variance application to Prat & Kerry Patel, Block: 4601, Lot: 21, 8 Park Lane was adopted.

**CASE NO. Z 14-010** – Resolution granting variance application to Pam & Robert Morse, Block: 913, Lot: 8, 73 Valley Road was adopted.

**CASE NO. Z 14-013** - Resolution granting variance application to Barbara Lozier, Block: 301, Lot: 3, 24 Ardsleigh Drive was adopted.

**CASE NO. Z 14-015** - Resolution granting variance application to Mary Ellen Hennessy-Jones, Block: 4601, Lot: 8, 39 Park 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 14-006**

**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.**

**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 approved. Action will be memorialized on July 10, 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 regular meeting scheduled for the Zoning Board of Adjustment on July 10, 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 approved. Action will be memorialized on July 10, 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 approved. Action will be memorialized on July 10, 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**

**06/27/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator