

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

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**TAKE NOTICE** that at the Reorganization and Regular meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, March 13, 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** – Reorganization Meeting and Regular Meeting of January 9, 2014, and Special meeting of January 13, 2014.

**RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 13-057** - Resolution granting variance application to Mark Pezzuto, Block: 4315, Lot: 20, 10 Douglas Avenue was adopted.

**CASE NO. Z 13-036** - Resolution granting Preliminary and Final Site Plan with “C” & “D” Variances to TIRO Associates, LLC, Block: 1803, Lot: 16, 134 Main Street 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 and carried to the next regular hearing.

**CASE NO. Z 13-056**

**Jan Marks**

**Block: 3802, Lot: 8**

**34 Prospect Street**

Applicant is seeking permission to construct a 2-1/2 Story Single Family Dwelling with an Attached Two (2) Car Garage, Open Front Porch, Front Walkway and Driveway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Set Back – Prospect Street (Modified), Minimum Front Yard Setback – Keep Street (Modified), Minimum Rear Yard Setback, Maximum Principle Building Coverage, Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on March 27, 2014.

**NEW BUSINESS –**

**CASE NO. Z 14-001**

**Jeff & Ashley Perino**

**Block: 802, Lot: 8**

**25 Seven Oaks Circle**

Applicants are seeking permission to construct a (2) 2 Story Rear Additions with a 2<sup>nd</sup> Story Deck in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left), Maximum Principal Building Coverage and Minimum Rear Yard Setback. Applicants have asked to carry application to the March 27, 2014 special hearing.

**CASE NO. Z 14-002**

**Christopher Monaco**

**Block: 3901, Lot: 42**

**18 Fen Court**

Applicant is seeking permission to construct a 2 Story Addition, Deck and Expansion of Existing Driveway in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. This application was approved. Action will be memorialized on March 27, 2014.

**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 and carried to the next regular hearing.

**CASE NO. Z 14-004**

**David & Donna Cummings**

**Block: 4203, Lot: 7**

**302 Woodland Road**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story Addition, 1 Story Attached Garage Addition, 1 Story Front Foyer Addition, (2) Front Porch Areas, Front Bay Window and Front Walkway in an R-1 (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 March 27, 2014.

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**

**03/17/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator