

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

---

**TAKE NOTICE** that at a Special Meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, May 29, 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 May 8, 2014

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z14-005** - Resolution granting Preliminary and Final Site Plan with (d) & (c) variances to Legacy Home Builders, Block: 1105, Lot: 28, 85 Park Avenue was adopted.

**CASE NO. Z 14-011** - Resolution granting variance application to Lisa Hux, Block: 4601, Lot: 9, 43 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 at the request of the applicant they were carried to the June 12, 2014 regular hearing.**

**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 started on March 13, 2014 and carried to June 12, 2014.**

**NEW BUSINESS –**

**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 June 12, 2014 regular meeting pending revised plans.**

**CASE NO. Z 14-009**

**Timothy & Suzanne Reilly**

**Block: 4701, Lot: 49**

**47 Broadview Avenue**

Applicants are seeking permission to construct a 1 Story Addition, Removal and Modification of Existing Paver Patio, Front Stoop Roof over Existing Door in an R-2 (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 June 12, 2014.

**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 2<sup>nd</sup> Story Deck Above in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. **At the request of the applicants this application will be heard at the June 12, 2014 meeting.**

**CASE NO. Z 14-012**

**Antoni Moszczynski**

**Block: 4601, Lot: 33**

**12 Stonehedge Lane**

Applicant is seeking permission to construct a Rear Deck in an R-2 (Single- Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left). This application was approved. Action will be memorialized on May 29, 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. **Due to insufficient noticing this application will be carried to the June 12, 2014 meeting**

**OTHER BUSINESS** – A special meeting of the Zoning Board of Adjustment was scheduled for Thursday, June 26, 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**

**06/03/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator