

**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, October 9, 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 September 25, 2014

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z 14-025** - Resolution denying variance application to Mark & Heather Bochner, Block: 910, Lot: 6, 6 Hamilton Street was adopted.

**CASE NO. Z14-032** - Resolution granting variance application to Marianna Sullivan, Block: 1001, Lot: 1, 57 Ridgedale Avenue was adopted

**CASE NO. Z 14-034** - Resolution granting variance application to The Stangle Group, LLC, Block: 4312, Lot: 13, 11 Strickland Place was adopted.

**CASE NO. Z 14-035** - Resolution granting variance application to James & Stefanie Cutler, Block: 3001, Lot: 33, 19 Stafford was adopted.

**OLD BUSINESS** –

**CASE NO. Z 14-029**

**Andy & Eva Szumzer**

**Block: 2001, Lot: 8**

**19 Alexander Avenue**

Applicants are seeking permission to construct a 1 ½ Story Rear Addition with Covered Porch, Removal of Existing Mud Room and Portion of Existing Rear Patio in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was approved. Action will be memorialized on November 13, 2014.**

**CASE NO. Z 14-030**

**John & Adrienne Novak**

**Block: 4003, Lot: 4**

**49 East Lane**

Applicants are seeking permission to construct a 2 Story Addition with Small Covered Porch, 2 Air Conditioning Condenser Units, Removal of Front Concrete and Slate Walkway, Expansion of Existing Driveway and Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was approved. Action will be memorialized on November 13, 2014.**

**CASE NO. Z 14-026**

**Peter Meshki**

**Block: 1703, Lot: 13**

**44 Greenwood Avenue**

Applicants are seeking permission to construct a 3 Story Rear Addition, Vertical Expansion of Existing Portion of Principle Dwelling from 2 ½ Stories to 3 Stories, Detached 2 Car Garage, Expansion of Existing Driveway and a Drywell in an R4 (Single or Two Family Residential) Zone requiring relief from Maximum Building Height/Stories, Maximum Impervious Lot Coverage and Minimum Driveway Setback. **This application was started at the September 11, 2014 Zoning Board of Adjustment meeting. The hearing was continued, but not concluded this evening. The applicant requested adjournment to the November 13, 2014 meeting for further proceedings on further revised plans.**

**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. **At the request of the applicant this application will be carried to the November 13, 2014 Zoning Board of Adjustment meeting.**

**CASE NO. Z 14-033**

**Alexandre Gerber**

**Block: 1803, Lot: 6**

**31 Greenwood Avenue**

Applicant is seeking permission to install a Shed, Fence, Expand Existing Driveway, and Expand Previously “Approved” Blue stone Patio in an R-4 (Single-Family Residential) Zone requiring relief from Minimum Driveway Offset from Property Line and Minimum Accessory Structure Offset from Property Line. **This application was started but not concluded at the September 25, 2014 meeting, it was carried to the November 13, 2014 meeting for further proceedings with anticipated revised plans to be filed at least ten days prior to the meeting.**

**NEW BUSINESS –**

**CASE NO. Z 14-031**

**Kevin & Johnelle McManus**

**Block: 3901, Lot: 21**

**15 Kensington Road**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story, 2 Story and 1 Story Rear Additions, Front Portico, Front Stoop with Roof, and Existing Front Walk Expansion in an R-3 (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 November 13, 2014.**

**CASE NO. Z 14-036**

**Kristen O' Sullivan**

**Block: 4206, Lot: 2**

**6 Wyndehurst Drive**

Applicant is seeking permission to construct a Rear 1 Story, & 2 Story Additions, Rear Screened Covered Porch, Rear Covered Entrance Way, Detached 2 Car Garage, and Expansion of Existing Driveway in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Left Side Yard Setback (Right), Minimum Rear Yard Setback and Maximum Height Accessory Structure. **This application was approved. Action will be memorialized on November 13, 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**

**10/16/2014**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator