

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

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**TAKE NOTICE** that at the regular meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, October 13, 2011 at 7:30 P.M., in the Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey, the following action was taken:

**MINUTES FOR APPROVAL** –Regular Meeting of September 8, 2011 were adopted.

**RESOLUTIONS FOR MEMORIALIZATION**

**CASE NO. Z 11-024** Resolution granting the Variance Application of John & Mary Beth Forte, Block 3805, Lot 4, 50 Albright Circle, Madison was adopted.

**Case No. Z 11-025** Resolution granting the Variance Application of Joseph Jeffrey, Block 208, Lot 9, 57 Fairwood Road, Madison was adopted.

**Case No. Z 11-027** Resolution granting the Variance Application of James & Kristen Blair, Block 303, Lot 6, 8 Rosemont Avenue, Madison was adopted.

Case No. Z 11-028 Resolution granting the Variance Application of Michael & Stacy Ozol, Block 905, Lot 18, 28 Knollwood Avenue, Madison was adopted.

**OLD BUSINESS –**

**CASE NO. Z11-026**

**Bo Xu & Qiang Ma**

**Block: 908, Lot: 23**

**26 Valley Road**

Applicants requesting permission to construct (2) 2 Story Additions and 2<sup>nd</sup> Floor Addition in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Left), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was started but not completed. This application was approved. Action will be memorialized at the November 10, 2011 Zoning Board of Adjustment meeting.

**NEW BUSINESS –**

**CASE NO. Z10-017**

**LVJJ Investments**

**Block: 1302, Lots: 5 & 6**

**4 & 6 Elm Street**

Applicant requesting permission for Preliminary and Final Site Plan approval with necessary variances (C) and (D) to construct a nine-unit townhouse development in the R5 (Multi Family Residential) Zone requiring relief from Maximum Allowable Density, Minimum Front Yard Setback, Minimum Rear Yard Setback, Minimum Side Yard Setback, Maximum Building Coverage, Maximum Impervious Lot Coverage, and Maximum Building Height. This application was carried at the request of the Applicant's Attorney to Thursday, November 10, 2011 without further notice.

**CASE NO. Z11-029**

**David & Debra Luttinger**

**Block: 1004, Lot 2.01**

**117 Central Avenue**

Applicants requesting permission to construct a Rear Yard Bluestone Patio in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Building Coverage. This application was approved. Action is to be memorialized on November 10, 2011.

**CASE NO. Z11-030**

**Robert Halasz**

**Block: 912, Lot: 7**

**41 Valley Road**

Applicant requesting permission to construct a 2<sup>nd</sup> Story Addition with Rear Cantilever, Front Portico, 2nd Story Addition, Rear Porch, Front Porch and Front Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Left) and Maximum Principal Building Coverage. This application was approved. Action is to be memorialized on November 10, 2011.

**CASE NO. Z11-031**

**Steven Errichetti**

**Block: 502, Lot: 20**

**12 Avon Drive**

Applicant requesting permission to construct an Attached 1 Story Garage, 1 Story Addition, 2<sup>nd</sup> Story Addition, and Driveway Widening in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Left) and Maximum Principal Building Coverage. This application was approved subject to certain conditions. Action is to be memorialized on November 10, 2011.

**OTHER BUSINESS –**

**CASE NO. Z 11-014**

**Cougar Field Neighborhood Preservation Assoc.**

**Block: 4804 Lot: 31**

**Shunpike Road**

**CASE NO. Z 11-015**

**School District of the Chatham's Board of Education**

**Block: 4804 Lot: 31**

**Shunpike Road**

Consolidated proceedings on Appeals of Zoning Permit Denial letter from Frank Russo, Zoning Officer, dated December 7, 2010 and related requests for Interpretation of Ordinance. Proceeding was started but not concluded at the July 7, 2011 meeting. A special meeting was held on October 6, 2011 but not concluded. The Board has carried this consolidated proceeding to the regular meeting on November 10, 2011 for scheduling of another special meeting date.

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.

**Joe Glade**  
**Chairman**

**Frances Boardman**  
**Board Secretary**

**10/17/11**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator