

**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 8, 2009 at 7:30 P.M., in the upper floor Meeting Room #320, at Bayley-Ellard, 205 Madison Avenue off Danforth Road, Madison, New Jersey, the following action was taken:

**MINUTES FOR APPROVAL** –Regular Meeting of September 10, 2009 were adopted.

**RESOLUTIONS FOR MEMORIALIZATION**

**CASE No. Z09-27** Resolution granting the Variance Application of Kevin Gero, Block 4309, Lot 10, 23 Orchard Street, Madison was adopted.

**CASE NO. Z 09-28** Resolution granting the Variance Application of Doug & Linda Clark, Block 911, Lot 3, 5 Lee Avenue, Madison was adopted.

**CASE NO. Z 09-29** Resolution granting the Variance Application of Ray Mann, Block 908, Lot 22, 28 Valley Road, Madison was adopted.

**CASE NO. Z 09-30** Resolution granting the Variance Application of Justin & Andrea SHEMELEY, Block 2302, Lot 7, 33 Niles Avenue, Madison was adopted.

**CASE NO. Z 09-31** Resolution granting the Variance Application of Christine Lotze, Block 3502, Lot 7, 31 Green Hill Road, Madison was adopted.

**CASE NO. Z 09-32** Resolution granting the Variance Application of Rob & Bonnie Fairbrother, Block 3904, Lot 12, 7 Norman Circle Madison was adopted.

**APPLICATIONS**

**CASE NO. Z09-16**

**Frank Iossa**

**Block 1601, Lot 38**

**47 Ridgedale Avenue**

Applicant requesting permission, to continue construction of detached 2 car garage, at the current as built condition due to the deviation of original plans in an R-3 (Single Family Residential) Zone District, requiring variance relief from accessory structure maximum floor area (s.f.), and accessory structure maximum height (Ft.). **At the request of the applicant Frank Iossa this case was carried to the November 12, 2009 meeting to allow for appropriate public notice.**

**CASE NO. Z-09-33**

**Stephen & Tracy Leone**

**Block 1903, Lot 18**

**34 Brittin Street**

Applicant requesting permission to construct 2 Story Addition, (2) 1 Story Additions and Deck In an R-3 (Single Family Residential) Zone District, requiring variance relief from minimum front yard setback, maximum principal building coverage, and maximum impervious lot coverage. This application was approved, subject to certain conditions. Action to be memorialized at the November 12, 2009 meeting.

**CASE NO. Z 09-34**

**Bruce & Patricia Sanford**

**Block 905, Lot 10**

**26 Longview Avenue**

Application requesting permission to construct 2 story deck on rear of house with brick paver walkway in an R-3 (Single Family Residential) Zone District, requiring variance relief from minimum side yard setback, minimum rear yard setback, maximum principal building coverage and maximum impervious lot coverage. This application was approved, subject to certain conditions. Action to be memorialized at the November 12, 2009 meeting.

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 #316, at Bayley-Ellard, 205 Madison Avenue off Danforth Road, Madison, New Jersey.

**RUSSELL STERN**

**Chairman**

**Frances Boardman**

**Board Secretary**

**10/09/09**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator  
Newspapers