

**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, September 8, 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 August 11, 2011 were adopted.

**RESOLUTIONS FOR MEMORIALIZATION**

**CASE NO. Z 11-018** Resolution granting the Variance Application of David Calabria, Block 3802, Lot 27, 68 Keep Street, Madison, was adopted.

**CASE NO. Z 11-019** Resolution granting the Variance Application of Allen Spatola, Block 309, Lot 12, 6 Rose Avenue, Madison was adopted.

**CASE NO. Z 11-020** Resolution granting the Variance Application of Antonietta & Gregory Castano, Jr., Block 901, Lot 15, 4 Knollwood Avenue, Madison was adopted.

**CASE NO. Z11-021** Resolution granting the Variance Application of Seneca Cooke Enterprises, LLC, Block 4301, Lot 16, 27 Lathrop Avenue, Madison was adopted.

**CASE NO. Z11-022** Resolution granting the Variance Application of Jonelle Marchese, Block 4315, Lot 25.1, 12 Drew Place, Madison was adopted.

**CASE NO. Z11-023** Resolution granting the Variance Application of Allen Glicklich, Block 3001, Lot 8, 17 Green Village Road, Madison was adopted.

**OLD BUSINESS** – None

**NEW BUSINESS** –

**CASE NO. Z11-024**

**John Forte**

**Block: 3805, Lot: 4**

**50 Albright Circle**

Applicant requesting permission to construct a 2<sup>nd</sup> Story Addition, Front Addition, (2) Rear Additions, and 2<sup>nd</sup> Story Deck in a R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback, Minimum Rear Yard Setback (2<sup>nd</sup> Story Addition), Minimum Rear Yard Setback (2<sup>nd</sup> Story Deck), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was approved. Action is to be memorialized on October 13, 2011.

**CASE NO. Z11-025**

**Joseph Jeffrey**

**Block: 208, Lot: 9**

**57 Fairwood Road**

Applicant requesting permission to construct (2) Dormers in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback. This application was approved. Action is to be memorialized on October 13, 2011.

**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, October 13, 2011 without further notice.

**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 will be carried to October 13, 2011 without further notice.

**CASE NO. Z11-027**

**James & Kristen Blair**

**Block: 303, Lot: 6**

**8 Rosemont Avenue**

Applicants requesting permission to construct 2 Story Addition with Rear Cantilever, and Front Portico in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was approved. Action is to be memorialized on October 13, 2011.

**CASE NO. Z11-028**

**Mike & Stacy Ozol**

**Block: 905, Lot: 18**

**28 Knollwood Avenue**

Applicants requesting permission to construct 2 Story Addition and Paver Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Minimum Driveway/Sidewalk Setback. This application was approved subject to certain conditions. Action is to be memorialized on October 13, 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 scheduled for September 1, 2011 but cancelled and a new date of October 6, 2011 at 7:30pm was scheduled.

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.

**Ron Poeter**  
**Acting Chairman**

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

**09/09/11**

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

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator