

**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, September 11, 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 August 14, 2014

**RESOLUTIONS FOR MEMORIALIZATION** –

**CASE NO. Z 14-027** - Resolution granting variance application to Maria M. Rodriguez De Bledt, Block: 502, Lot: 18, 8 Avon Drive was adopted.

**OLD 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 September 11, 2014 regular meeting pending revised plans. This application was re-started but not concluded, it was carried to the October 9, 2014 meeting for further proceedings on anticipated revised plans to be filed at least ten days prior to the meeting.**

**CASE NO. Z 14-026**

**Peter Meshki**

**Block: 1703, Lot: 13**

**44 Greenwood Avenue**

Applicant is seeking 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 but not concluded, it was carried to the October 9, 2014 meeting for further proceedings on anticipated revised plans to be filed at least ten days prior to the meeting.**

**CASE NO. Z 14-028**

**David Green & Anita Sung**

**Block: 2204, Lot: 8**

**5 Spring Garden Drive**

Applicants are seeking to construct a 2 Story Addition, Modifications of Existing Driveway and a Drywell in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front yard Setback, 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 September 25, 2014.**

**CASE NO. Z 14-023**

**John Ciulla**

**Block: 3905, Lot: 12**

**5 Beverly Road**

Applicant is seeking permission to construct a 1 & 2 Story Addition with Covered Porch, Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback. At the request of the applicants Attorney this application was carried to the next Regular Meeting to be held on August 14, 2014. **This application was approved. Action will be memorialized on September 25, 2014.**

**CASE NO. Z 14-024**

**Louis & Alexandra Settembrino**

**Block: 913, Lot: 9**

**77 Valley Road**

Applicants are seeking to construct a Detached 2-Car Garage, Concrete Patio and Generator in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Height of Accessory Structure. **This application was approved. Action will be memorialized on September 25, 2014.**

**CASE NO. Z 14-025**

**Mark & Heather Bochner**

**Block: 910, Lot: 6**

**6 Hamilton Street**

Applicants are seeking to construct a 2<sup>nd</sup> Story Addition in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was started but not concluded at the August 14, 2014 meeting, it was carried to the September 11, 2014 meeting for further proceedings on anticipated revised plans to be filed at least ten days prior to the meeting. The applicant asked to be carried to the special meeting scheduled for September 25, 2014.**

**NEW 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 WILL BE CARRIED TO THE OCTOBER 9, 2014 ZONING BOARD OF ADJUSTMENT MEETING.**

**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 WILL BE CARRIED TO THE OCTOBER 9, 2014 ZONING BOARD OF ADJUSTMENT MEETING.**

**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. **DUE TO INSUFFICIENT NOTICING THIS APPLICATION WILL BE CARRIED TO THE OCTOBER 9, 2014 ZONING BOARD OF ADJUSTMENT MEETING.**

**CASE NO. Z14-032**

**Marianna Sullivan**

**Block: 1001, Lot: 1**

**57 Ridgedale Avenue**

Applicant is seeking permission to install Front Yard Shed, Front and Rear Sidewalks and Fence in an R-4 (Single-Family Residential) Zone located in the Bottle Hill Historic District requiring relief from Maximum Impervious Lot Coverage, Accessory Structure in “Front Yard” and Minimum Sidewalk to Property Line Setback. **THIS APPLICATION WILL BE CARRIED TO THE SEPTEMBER 25, 2014, SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT.**

**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 WILL BE CARRIED TO THE SEPTEMBER 25, 2014, SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT.**

**CASE NO. Z 14-034**

**The Stangle Group, LLC**

**Block: 4312, Lot: 13**

**11 Strickland Place**

Applicant is seeking permission to construct a 2-1/2 Story Single Family Dwelling in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Side Yard Setback (Left), Minimum Rear Yard Setback, Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage. **THIS APPLICATION WILL BE CARRIED TO THE SEPTEMBER 25, 2014, SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT.**

**CASE NO. Z 14-035**

**James & Stefanie Cutler**

**Block: 3001, Lot: 33**

**19 Stafford Drive**

Applicants are seeking permission to construct 2<sup>nd</sup> Story Deck in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback and Maximum Impervious Lot Coverage. **THIS APPLICATION WILL BE CARRIED TO THE SEPTEMBER 25, 2014, SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT.**

**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**

**09/12/2014**

cc: Zoning Board of Adjustment  
Zoning Board Attorney  
Department Heads

Mayor and Borough Council  
Planning Board and Board Attorney  
Borough Administrator

Attorneys or Applicants