

**BOROUGH OF MADISON  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting, January 9, 2020 at 7:30 P.M.,  
Hartley Dodge Memorial, 50 Kings Road  
Madison, New Jersey.  
A G E N D A**

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- 1. CALL TO ORDER BY CHAIRPERSON**
- 2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. MINUTES FOR APPROVAL** – Regular meeting of December 12, 2019
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 19-035**

Resolution granting variance application to Louis & Christine Leonardis, Block: 3805, Lot: 5, 42 Albright Circle to construct a Front Open Porch with Stairs, Front Yard Paver Walkway, Tiered Driveway Side Retaining Wall, Side Entrance Landing with Roof, Side Yard Paver Walkway and Rear Yard Deck in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback, Minimum Rear Yard Setback and Maximum Impervious Lot Coverage.

**CASE NO. Z 19-036**

Resolution granting variance application to Donald & Alberta Marcy, Block: 1004, Lot: 18.01, 57 Fairview Avenue to construct a single-family residence on a newly created lot (18.01) which was previously approved by the Madison Zoning Board of Adjustment by Resolution dated April 12, 2018. The applicant is requesting an Interpretation of “Prevailing Front Yard Setback” Modification of the Resolution; and/or a Variance from Requiring the New Dwelling be Situated at the Prevailing Front Yard Setback.

**7. SCHEDULING AND PROCEDURAL MATTERS**

**CASE NO. Z 19-023**

**Madison Movie Development, LLC**

**Block: 2702, Lot: 24**

**14 Lincoln Place**

Applicant is seeking an Appeal of the Administrative Officer decision for demolition and new construction at 14 Lincoln Place. **Proceedings to be limited to procedure and scheduling matters only.**

## 8. OLD BUSINESS –

### CASE NO. Z 19-020

**Lathrop Avenue, LLC**

**Block: 4302, Lot: 17**

**17 Lathrop Avenue**

Applicant is seeking permission for an Unpermitted Change of Use from a 1-Family to a 2-Family, Construction of a Rear 1 Story Addition, and Installation of a Gravel Rear Yard. The applicant is proposing to Remove a Portion of the Existing Impervious Lot Coverage, and Install a Drywell in an R-4 (Single-Family or Two-Family Residential) Zone requiring relief from Minimum Lot Width, Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was started at the Regular Meeting held on September 12, 2019 but not concluded. This application is being revised and will not be heard at the January 9, 2020 Zoning Board of Adjustment Meeting.**

### CASE NO. Z 19-025

**Jebel Home Builders**

**Block: 5101, Lot: 4**

**260 Kings Road**

Applicant is seeking permission to construct a Single Family Dwelling with a Drywell System and Remove a Portion of Existing Accessory Structure in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left) and Minimum Side Yard Setback (Right). **This application was started at the Regular Meeting held on September 12, 2019 but not concluded. At the request of the Applicant's Attorney this application was carried to the January 9, 2020 Zoning Board of Adjustment Meeting agenda without further notice.**

### CASE NO. Z 19-027

**Heller Property Partners, L.P.**

**Block: 2001, Lots: 19 through 23**

**176, 178 & 180 Main Street**

Applicant is seeking Preliminary and Final Site Plan with Variances along with Lot Consolidation to construct a 2-Story Office Building in the Community Commercial Zone requiring relief from Maximum Floor Area Ratio, Minimum Front Yard Setback, Maximum Principal Building Coverage, Minimum Number of Parking Spaces, Steep Slope Disturbance, Signage and other bulk variances. **This application was started at the Regular Meeting held on December 12, 2019 but not concluded.**

### CASE NO. Z 19-031

**Peter Crampton**

**Block: 307, Lot: 15**

**11 Crestwood Drive**

Applicant is seeking permission for Existing "Constructed" Structures without Zoning Approvals in an R-3 (Single-Family Residential) Zone requiring relief from Rear Yard Setback, Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Maximum Accessory Structure Height. **This application was started at the Regular Meeting held on November 14, 2019 but not concluded. At the request of the Applicant this application is being withdrawn.**

**CASE NO. Z 19-032**

**59 Central Ave, LLC**

**Block: 1702, Lot: 1**

**59 Central Avenue**

Applicant is seeking permission to Construct a New 2-Family Dwelling with (2) Front Open Porches, (1 Facing Central Avenue, 1 Facing Brittin Street), Side by Side Front Loading Garages (facing Brittin Street), 2 Rear Patios with Sitting Wall and Drywell in an R-4 (One or Two Family Residential) Zone requiring relief from Required Lot Width, Minimum Front Yard Set Back (Brittin Street), Minimum Front Facing Garage Setback (Brittin Street) and Minimum Side Yard Patio Setback. **This application was started at the Regular Meeting held on December 12, 2019 but not concluded.**

**9. NEW BUSINESS –**

**CASE NO. Z 19-038**

**Jon Pozerycki**

**Block: 906, Lot: 20**

**50 Knollwood Avenue**

Applicant is seeking permission to construct a 2<sup>nd</sup> Story Addition, 2 Story Addition, Uncovered Deck, Left Side Entry with Roof, Removal of Existing Enclosed Front Entry, Construction of Open Front Entry with Roof, Removal of Existing Rear Brick Paver Patio and Wall in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 19-039**

**Seth Glasser & Joseph Owen**

**Block: 4801, Lot: 16**

**29 Winding Way**

Applicants are seeking permission to construct a Decorative Dormer over Existing Garage, Portico Roof Over Existing Front Stoop, Raised Roof with Cantilever over Existing 1 ½ Story Portion of Home, and Altered Roof with Dormer in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 19-040**

**Nancy Forrester**

**Block: 503, Lot: 21**

**20 Buckingham Drive**

Applicant is seeking permission for the Removal of Rear Existing Enclosed Porch, and the Construction of a Rear Enclosed Sun Porch and Two (2) Rear Stairs in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage. **Due to insufficient noticing this application was placed on the January 9, 2020 Zoning Board agenda.**

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**