

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, February 9, 2023 at 7:30 P.M.,
Hartley Dodge Memorial, 50 Kings Road
Madison, New Jersey.

A G E N D A

1. CALL TO ORDER BY CHAIRPERSON

2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. MINUTES FOR APPROVAL –Re-Organization and Regular Meeting of January 12, 2023

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 22-025

Resolution granting variance application to Bill Staffieri, Block: 4101, Lot: 7, 222 Woodland Road to construct an Expansion of Existing Hardscape Area around Existing In-Ground Pool, Outdoor Kitchen, Pergola, Relocation of Existing U.C.C. Compliant Fence, Drywell and Extensive Plantings in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 22-035

Resolution granting variance application to Beth & Jason Lalak, Block: 913, Lot: 13, 84 Hamilton Street to construct a 2nd Story Addition with Dormer in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback (Hamilton Street) and Minimum Rear Yard Setback.

CASE NO Z 22-036

Resolution granting variance application to Debra & Frank Esposito, Block: 2301, Lot: 24 48 Niles Avenue to construct a Rear (1) Story Addition, Paver Patio and Removal of the Existing Deck in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback – Right, Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

CASE NO. Z 22-034

Valeriy & Carolyn Elbert

Block: 4402, Lot: 27.02

5 Shepherd Lane

Applicants are seeking permission to construct a Rear & Side Yard Masonry Retaining Walls, Removal and Replacement of Existing In-Ground Pool Patio, Patio with Fire Pit, Seat Wall, Hot Tub, BBQ Area, Basement Access Stairs, Front Yard Paver Walkway, Shed with Pool Equipment Pad, Pool Code Compliant Fence, Storm Water Management System with Drywell, Tree Removals,

Tree Protection and Soil Erosion and Sediment Control Measures in an R-1 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Steep Slope Disturbance. This application was started at the January 12, 2023, Zoning Board meeting but not concluded.

9. NEW BUSINESS –

CASE NO. Z 22-014

Simonfay Family Real Estate, LLC

Block: 5202, Lot: 5

335 Main Street

Applicant is seeking Preliminary and Final Site Plan with Intensification of Use and Variances in the Gateway I Zone requiring relief from Intensification of Use, Maximum Impervious Lot Coverage and Required Number of Parking Spaces. Revised Notices and plans must be obtained.

CASE NO. Z 22-038

Jarrett Kest

Block: 3404, Lot: 9

44 Glenwild Road

Applicant is seeking permission to construct a 2 Story and 2nd Story Addition to the Principal Dwelling, Front Portico, Detached Garage (2nd Story to be used for a Home Occupation), Brick Paver Driveway Expansion, Gravel patio and Walkway, Wood Deck, (2) A. C. Condensers, Pool Heating Equipment, and the Relocation of the Existing Portable Spa and Refuse Enclosure in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Accessory Structure Height. **Due to inadequate noticing this application will be placed on the March 9, 2023 Zoning Board agenda.**

CASE NO. Z 22-039

Nicole & Daniel Jimenez

Block: 3502, Lot: 1

18 Crescent Road

Applicants are seeking permission to Not Remove the Existing Front Slate Walkway as Required by Zoning Board of Adjustment Approval ZPA 22-292, Replacement and Enlargement of Existing Rear Slate Patio, Removal and Replacement of Rear Stoop in an R-1 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage

10. OTHER BUSINESS –

11. ADJOURNMENT