

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, February 11, 2021 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 14, 2021,
Special Meeting of January 28, 2021

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 20-024

Resolution granting variance application to Matthew & Kara Burns, Block: 3502, Lot: 11, 6 Hillside Avenue to Construct a 2nd Floor Addition over Existing 1st Story and Proposed Deck in an R-2(Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

CASE NO. Z 20-018

Madison Movie Development, LLC

Block: 2702, Lot: 24

14 Lincoln Place

Applicant is seeking Preliminary and Final Site Plan Approval, for Construct of a Multi-Story Mixed-Use Building requiring Use Variance and Bulk Variance Approval on property located at 14 Lincoln Place, Block: 2702, Lot: 24 in the Central Business District Zone 1 (CBD-1).

CASE NO. Z 20-020

Sandy Yeum & Joseph Kim

Block: 4502, Lot: 9

65 Garfield Avenue

Applicants are seeking permission to Remove an Existing Paver Patio and Walkway and construct a Paver Patio with Seat Wall, Lower Level Deck, Concrete Pad for Hot Tub/Spa and the Expansion of Existing (Upper Level) Deck in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **At the request of the applicants, this application is being withdrawn without prejudice.**

CASE NO. Z 20-023

Robert Novack

Block: 4502, Lot: 10

69 Garfield Avenue

Applicant is seeking permission to Construct a 2 ½ Story Single Family Dwelling with Two (2) Air Conditioning Units, One (1) Generator, Drywell, Rear Yard Paver Patio, Side and Rear Yards Paver and Stepping Stone Walkways, Asphalt Driveway and Five(5) Trees to be in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **At the request of the applicant this application will be carried to the March 11, 2021 Zoning Board Agenda.**

9. NEW BUSINESS –

CASE NO. Z 20-022

Jason & Anne Tanner

Block: 4301, Lot: 10

392 Woodland Road

Applicants are seeking permission to construct a Rear Yard Paver Patio and Remove the Existing Slate Patio and Wood Deck in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 20-17

Angelica Properties, LLC

Block: 1301, Lot: 9.01 & 9.02

32 & 36 Elm Street

Applicant is seeking Preliminary and Final Site Plan Approval, to permit the construction of (1) One Multifamily – Eight (8) unit townhome/apartment building with proposed parking and landscape improvements with additional “C” and “D” variances on property located at 32 & 36 Elm Street, Block: 1301, Lots: 9.01 & 9.02 in the R-5 (Multi-Family Residential) Zone.

CASE NO. Z 20-025

Ed & Christine Walz

Block: 3302, Lot: 7

4 Laurel Way

Applicants are seeking permission to Construct a Deck and Interior Renovations in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 21-001

Rebecca Pennington

Block: 101, Lot: 31

23 Shadylawn Drive

Applicant is seeking permission to Construct a Rear 2 Story Addition, with Minor Expansion of Existing Deck in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO Z 21-002

Gregory & Lauren Amiro

Block: 914, Lot: 23

63 Hamilton Street

Applicants are seeking permission to Construct a Rear 1 Story Addition in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 21-003

Jennifer & Gregg Haviland

Block: 4601, Lot: 52

3 Olde Green House Lane

Applicants are seeking permission to Construct an In-Ground Pool, Paver Stone Patio and Pool Equipment in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 20-006

297 Main, LLC

Block: 5101, Lots: 25 & 26

295 & 297 Main Street

Applicant is seeking Preliminary and Final Site Plan Approval to demolish the current structures on the property and construct a Mixed Use Building requiring Use and Bulk Variance Approval on property located at 295 & 297 Main Street in the CC (Community Commercial) Zone. **This application will not be heard at the 02/11/21 meeting, but will instead be carried to a special meeting intended to be scheduled on February 25, 2021, subject to adequate notice being published and served for the special meeting.**

CASE NO. Z 21-004

Christopher & Stephanie Donato

Block: 4001, Lot: 45

241 Woodland Road

Applicants are seeking permission to Re-Align and Expand the Existing Front Paver Driveway and Walkway, construct a Rear 2 Story Enclosed Porch Addition, Rear Blue Stone Patio with Fire Pit around Existing In-Ground Pool, Rear Stepping Stone Walkway and Retaining Wall, (4) Driveway Entrance Light Pillars R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

11. ADJOURNMENT