

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, February 13 2020 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 – Regular meeting of January 9, 2019

Oath of Office administered to appointed Board members

APPOINTMENTS –

Jim Foster, Class IV, Alternate # 2 Unexpired Term through December 31, 2020

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 19-025

Resolution granting variance application Jebel Home Builders, Block: 5101, Lot: 4, 260 Kings Road 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).

CASE NO. Z 19-038

Resolution granting variance application Jon Pozerycki, Block: 906, Lot: 20, 50 Knollwood Avenue to construct a 2nd 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.

7. SCHEDULING AND PROCEDURAL MATTERS –

Special Meeting Date of February 27, 2020 to be scheduled

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 February 13, 2020 Zoning Board of Adjustment Meeting.**

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 December 12, 2020 and continued at the Regular Meeting held on January 9, 2020 but not concluded. This application will be adjourned to February 27, 2020 subject to the approval of the Special meeting date.**

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. At the request of the Applicant's Attorney this application is being carried to the February 13, 2020 meeting.**

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. **This application was started at the Regular Meeting held on January 9, 2020 but not concluded.**

9. NEW BUSINESS –

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. **This application was not reached and is being placed on the February 13, 2020 agenda.**

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.

CASE NO Z 14-006A

HQM Properties, Inc.

Block: 1203, Lot: 23

24 Central Avenue

Applicant is seeking permission to amend the previously approved Zoning Board Application Case No. Z 14-006 for Use Variance, Off-Street Parking, Setback, Height, Impervious Lot Coverage and Principal Building Coverage ratio to construct a two-family residence on a lot in the R-5 (Multi Family Residential) Zone.

CASE NO. Z 20-001

David & Jennifer Stone

Block: 3502, Lot: 7

31 Green Hill Road

Applicants are seeking permission to construct a Rear One Story Addition and Rear Deck in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

10. OTHER BUSINESS –

11. ADJOURNMENT