

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, March 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 – Regular Meeting of February 9, 2023**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 22-039

Resolution granting variance application to Nicole & Daniel Jimenez Block: 3502, Lot: 1
18 Crescent Road 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.

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, continued
at the February 9, 2023 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.

CASE NO. Z 23-001**Betty Xu****Block: 211, Lot: 5.03****6 Wisteria Court**

Applicant is seeking permission to construct an Interlocking Block retaining Wall, stairs, Tree Protection and a Construction entrance in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Wall Setback for Walls Greater than 18” in Height.

CASE NO. Z 23-002**Michael Ferrie & Jennifer Murphy****Block: 905, Lot: 17****30 Knollwood Avenue**

Applicants are seeking permission to construct a 2 Story Addition, (2) 1 Story Additions, Rear Masonry Paver Patio, Relocation of Existing A.C Units, Storm-Water Management/Drywell and Tree Protection in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Principal Building Coverage

CASE NO. Z 23-003**Teresa Bocchino****Block: 905, Lot: 4****31 Sherwood Avenue**

Applicant is seeking permission to construct a 1 ½ Story Addition, ½ Story Addition, Dumpster and Condenser Unit in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Front Yard Setback (Longview), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 23-004

Kathleen Olson

Block: 902, Lot: 16

45 Sherwood Avenue

Applicant is seeking permission to construct a Rear 1 Story Addition, Front Foyer Extension, Storm-Water Management Drywell, Reduction in Area of Existing Rear Brick Paver Patio, Rear Yard Air Conditioning Unit in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

10. OTHER BUSINESS –

11. ADJOURNMENT