

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, March 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** – Special Meeting of February 25, 2021
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 20-022

Resolution granting variance application to Jason & Anne Tanner, Block: 4301, Lot: 10, 392 Woodland Road 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 21-001

Resolution granting variance application to Rebecca Pennington, Block: 101, Lot: 31, 23 Shadylawn Drive 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

Resolution granting variance application to Gregory & Lauren Amiro, Block: 914, Lot: 23 63 Hamilton Street to Construct a Rear 1 Story Addition 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 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).

Application was started on January 28, 2021 and continued on February 25, 2021 and March 4, 2021.

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. **Application was started on January 14, 2021 but not completed.**

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.

Application was started on February 11, 2021 but not concluded.

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 was started at a Special meeting on February 25, 2021 and carried to the Special Meeting of March 25, 2021 for continued hearing.**

9. NEW BUSINESS –

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. **At the request of the applicant this application will be carried to the April 8, 2021 Zoning Board Agenda. New noticing will need to be provided.**

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. **This application will be carried to a special meeting of the Zoning Board on March 25, 2021.**

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 in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application will be carried to a special meeting of the Zoning Board on March 25, 2021.**

CASE NO. Z 21-005

Michael Canfora

Block: 3101, Lot: 9

13 Loantaka Terrace

Applicant is seeking permission to Partially Modify Rear Roof and New Paver Patio Area, Gas Fireplace, Covered Spa, Storm-water Management Measures and the Removal of Existing Deck in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear yard Setback and Maximum Principal Building Coverage. **This application will be carried to a special meeting of the Zoning Board on March 25, 2021.**

CASE NO. Z 21-006

Ben & Jamie Seeley

Block: 4601, Lot: 61

8 Olde Greenhouse Lane

Applicants are seeking permission to construct a Rear Yard Deck with Outdoor Fireplace (A portion of the Deck Covered, and a portion Uncovered) in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **Due to insufficient noticing this application will be placed on the April 8, 2021 Zoning Board of Adjustment agenda. New noticing will be required.**

CASE NO. Z 21-007

George & Holly Mandela

Block: 505, Lot: 3

51 Canterbury Road

Applicants are seeking permission to construct an “Extended Foyer, Covered Front Porch and Steps R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Maximum Impervious Lot Coverage and Maximum Principal Building Coverage. **This application will be carried to a special meeting of the Zoning Board on March 25, 2021.**

10. OTHER BUSINESS – 2020 Annual Report

11. ADJOURNMENT