

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Special Virtual Meeting, April 29, 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 – April 8, 2021**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 20-17

Resolution granting Preliminary and Final Site Plan with Variances to Angelica Properties, LLC, Block: 1301, Lot: 9.01 & 9.02, 32 & 36 Elm Street 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 20-006

Resolution granting Preliminary and Final Site Plan Approval to 297 Main, LLC Block: 5101, Lots: 25 & 26, 295 & 297 Main Street 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.

CASE NO. Z 21-005

Resolution granting variance application to Michael Canfora, Block: 3101, Lot: 9, 13 Loantaka Terrace 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.

CASE NO. Z 21-007

Resolution granting variance application to George & Holly Mandela, Block: 505, Lot: 3, 51 Canterbury Road to construct an “Extended Foyer, Covered Front Porch and Steps in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Maximum Impervious Lot Coverage and Maximum Principal Building Coverage.

CASE NO. Z 20-025

Resolution granting variance application to Ed & Christine Walz, Block: 3302, Lot: 7, 4 Laurel Way to Construct a Deck and Interior Renovations 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, March 4, 2021, March 11, 2021 and April 8, 2021. This application was carried for continued hearing on May 6, 2021

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.

9. NEW BUSINESS –

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.

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 carried to the May 13, 2021 Zoning Board of Adjustment agenda**

CASE NO. Z 21-008

Tom & Leslie McDonnell

Block: 901, Lot: 11

107 Greenwood Avenue

Applicants are seeking permission to Remove Existing Detached Garage, Construct a Proposed Detached Garage with Roof Runoff connected to Existing Drywell System, Rear Covered Porch Addition to Existing Principal Dwelling in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Accessory Structure Square Footage.

CASE NO. Z 21-009

Robert Halasz

Block: 1001, Lot: 42

106 Central Avenue

Applicant is seeking permission to construct a 2nd Story Addition, 2 ½ Story Addition, 1 Story Addition, Covered Porch, Expansion and Modification to Existing Asphalt Driveway # 1, Removal of Existing Driveway #2, with Improvements within Borough ROW, Wood Deck with Paver Walkway with Stairs to Existing In-Ground Pool, Air Conditioning Unit 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 21-010

Ross & Megan Downing

Block: 3001, Lot: 48

6 Carteret Court

Applicants are seeking permission to construct Front and Rear Shed Dormers and a Dumpster in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback and Minimum Rear Yard Setback.

CASE NO. Z 21-011

Matt & Jen Sandberg

Block: 3802, Lot: 45

104 Pomeroy Road

Applicants are seeking permission to construct a 1 Story Front Addition, and the Removal of an Existing Front Block Patio in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 21-012

Gian Paoella

Block: 3403, Lot: 51

152 Loantaka Way

Applicant is seeking permission for the Paving of Existing Gravel Parking Area, Removal and Reconstruction of Existing Front Walkway, Rear to Front Paver Walkway, (7'x7') Shed, 4' Open Fence, Flag Pole and Decorative House Number Post in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Side and Rear Yards Walkway Setbacks.

10. OTHER BUSINESS – 2020 Annual Report

11. ADJOURNMENT