

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Virtual Meeting, May 11, 2023 at 7:30 P.M.,  
Hartley Dodge Memorial, 50 Kings Road  
Madison, New Jersey.

**A G E N D A**

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- 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 April 13, 2023**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 22-038**

Resolution granting variance application to Jarrett Kest, Block: 3404, Lot: 9, 44 Glenwild Road to construct a 2 Story and 2<sup>nd</sup> Story Addition to the Principal Dwelling, Front Portico, Brick Paver Driveway Modification, Gravel Patio and Walkway, Wood Deck, (2) A. C. Condensers, Pool Heating Equipment, and the Relocation of the Existing Portable Spa and Shed in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Accessory Structures in Front Yard and Side Yard Setbacks.

**CASE NO. Z 23-003**

Resolution granting variance application to Teresa Bocchino, Block: 905, Lot: 4, 31 Sherwood Avenue to construct a 1 ½ Story Addition, 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 23-006**

Resolution granting variance application to Allison & William O’Connell, Block: 3001, Lot: 39 28 Stafford Drive to construct (1) 2<sup>nd</sup> Story Addition, (1) 2 Story Addition, (1) One Story Addition, Rear Platform with Stairs, Front Portico, Roof Overhang with Dormer and Dumpster in an R-2 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback and Maximum Principal Building 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.

**CASE NO. Z 23-005****Gregory Bruzzone****Block: 602, Lot: 11****23 Hoyt Street**

Applicant is seeking permission to Widen Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Minimum Driveway Setback. This application was started at the April 13, 2023, Zoning Board 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. **At the request of the applicant's Attorney this application has been withdrawn.**

**CASE NO. Z 23-007****John & Mary Beth Forte****Block: 3001, Lot: 53****7 Academy Road**

Applicants are seeking permission to construct a 1 Story Rear Addition with Full Basement, Basement hatch Door, Storm-Water Management Drywell and Dumpster in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 23-008**

**Mohamad Seyam**

**Block: 1601, Lot: 5**

**36 Central Avenue**

Applicant is seeking permission to remove an Existing Driveway and Rear Yard Patio and construct an In-Ground Pool with Concrete Surround Walkway, Pool Equipment, Concrete Pad around Right and Rear Sides of Existing Detached Garage, Compliant U.C.C. Swimming Pool Barrier Fence and Relocation of Outdoor Kitchen in a CBD-2 (R-4 Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage, Minimum Pool Side and Rear Yard Setbacks, and Minimum Driveway Sidewalk Side & Rear Setbacks.

**CASE NO. Z 23-009**

**Suzanne & Drew Tepper**

**Block: 307, Lot: 11**

**25 Crestwood Drive**

Applicants are seeking permission to construct a 1 Story Rear Addition with Egress Window, Rear 1 Story Roofed and Screened in Porch and Dumpster in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**CASE NO. Z 23-010**

**Vanessa & Chris Porter**

**Block: 1601, Lot: 5**

**38 Central Avenue**

Applicants are seeking permission to Remove Existing Concrete Cart Path Driveway and construct a Brick Paver Driveway in the CBD-2 (Central Business District 2) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Driveway Property Line Setback.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**