

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, May 13, 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 Meetings of April 29, 2021, and May 6, 2021
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 21-008

Resolution granting variance application to Tom & Leslie McDonnell, Block: 901, Lot: 11 107 Greenwood Avenue, 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

Resolution granting variance application to Robert Halasz, Block: 1001, Lot: 42 106 Central Avenue, 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

Resolution granting variance application to Ross & Megan Downing, Block: 3001, Lot: 48, 6 Carteret Court, 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.

- 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, April 8, 2021 and May 6, 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 was started at a Special meeting of the Zoning Board of Adjustment on April 29, 2021 but carried to June 10, 2021 without further notice awaiting revised plans.**

9. NEW BUSINESS –

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.

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.

CASE NO Z 21-013

Kurt Schleck

Block: 506, Lot: 31

14 Oxford Lane

Applicant is seeking permission to construct a 2nd Story Addition and New Air Conditioner Compressor in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 21-014

Herman & Ann Huber

Block: 3702, Lot: 5

54 Maple Avenue

Applicants are seeking permission to construct a Rear 1 Story Addition, (1) Relocated Air Conditioning Unit, (1) New Air Conditioning Unit and the Removal of 890 Square Feet of Asphalt Driveway in an R-3 (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 June 10, 2021 agenda of the Zoning Board of Adjustment.**

CASE NO. Z 21-015

Steven & Beth Krawczuk

Block: 3803, Lot: 46

7 Belmont Avenue

Applicants are seeking permission to Convert an Existing Permitted 2 Family Use to a 1 Family Use, Roofed Front Stoop with Steps, Rear 2 Story Addition, Rear Deck, Rear Driveway Expansion “Turn-Around”, Vertical Expansion of Existing Detached Garage/Accessory Structure in an R-4 (Single-Family or Two Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback (Addition) and Maximum Height of Accessory Structure.

CASE NO. Z 21-016

Jeffrey Friedel

Block: 1104, Lot: 14

62 Ridgedale Avenue

Applicant is seeking permission to construct a Rear 2nd Story Addition, (2) Front Dormers, Removal of and Replacement of Existing Shed, and the Partial Removal of Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback and Minimum Side Yard Setback (Right). **Due to insufficient Newspaper Noticing this application will be carried to the June 10, 2021 agenda of the Zoning Board.**

10. OTHER BUSINESS –

11. ADJOURNMENT