

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, June 8, 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)

APPOINTMENTS

Adrienne Novak, Regular Member, Unexpired Four-Year Term through December 31, 2024

Matthew Salko, Class IV, Alternate # 1, Unexpired Two-Year Term through December 31, 2023

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. MINUTES FOR APPROVAL – Regular Meeting of May 11, 2023

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 23-005

Resolution granting variance application to Gregory Bruzzone, Block: 602, Lot: 11, 23 Hoyt Street to Widen Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Minimum Driveway Setback.

CASE NO. Z 23-007

Resolution granting variance application to John & Mary Beth Forte, Block: 3001, Lot: 53, 7 Academy Road 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 23-009

Resolution granting variance application to Suzanne & Drew Tepper, Block: 307, Lot: 11, 25 Crestwood Drive 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

Resolution granting variance application to Vanessa & Chris Porter Block: 1601, Lot: 4, 38 Central Avenue 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.

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. The applicant's intent is to come back with a revised plan.

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. This application was started at the May 11, 2023, Zoning Board meeting, but not concluded.

9. NEW BUSINESS –**CASE NO. Z 23-011****Kyle O'Connor****Block: 4309, Lot: 15****10 Sunset Place**

Applicant is seeking permission to construct a Concrete Patio and Walkway in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **Due to insufficient noticing this application will be placed on the July 13, 2023 Zoning Board Agenda.**

CASE NO. Z 23-012

Matthew Wolosz

Block: 1102, Lot: 23

32 Wayne Boulevard

Applicant is seeking permission to construct a 1 Story Rear Addition and the Reduction of Existing Rear Paver Patio Area in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

10. OTHER BUSINESS – Madison Environmental Commission Presentation

11. ADJOURNMENT