

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, July 13, 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)**
- 3. ROLL CALL**
- 4. PLEDGE OF ALLEGIANCE**
- 5. MINUTES FOR APPROVAL – Regular Meeting of June 8, 2023**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 23-008

Resolution granting variance application to Mohamad Seyam, Block: 1601, Lot: 5, 36 Central Avenue 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 23-012

Resolution granting variance application to Matthew Wolosz, Block: 1102, Lot: 23, 32 Wayne Boulevard 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.

- 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.

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.

CASE NO. Z 23-015

Nicholas & Sarah Campbell

Block: 4001, Lot: 12

49 Pomeroy Road

Applicants are seeking permission to construct a 1 Story Rear Addition, Brick Paver Patio and Walkway, Soil Erosion and Sediment Control Measures, and the Removal of the Existing Patio and Walkway in an R-2 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO Z 23-014

James Korycinski

Block: 3001, Lot: 42

18 Stafford Drive

Applicant is seeking permission to construct a Segmental Block Tiered Retaining Wall, 4' Fence, Soil erosion & Sediment Control Measures and provide Tree Protection as required in an R-2 (Single Family Residential) Zone requiring relief from Steep Slope Disturbance, Maximum Height of Walls and Fences and Maximum Impervious Lot Coverage.

10. OTHER BUSINESS –

11. ADJOURNMENT