

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, August 11, 2022 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 July 14, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 22-009

Resolution granting variance application to One Bardon Street, LLC, Block: 1003, Lot: 4
1 Bardon Street to construct a 2nd Story Addition with Rear Cantilever, Landing Steps and
Walkway, Air Conditioning Unit, Basement Egress Window and Dumpster in an R-3 (Single-
Family Residential) Zone requiring relief from Minimum Front Yard Setback (Bardon Street),
Minimum Front Yard Setback (Central Avenue) and Minimum Rear Yard Setback.

CASE NO. Z 22-013

Resolution granting variance application to 18 West Lane, LLC, Block: 4002, Lot: 1
18 West Lane to construct a 2 ½ Story Single Family Home with Secondary Front Loading Garage,
Asphalt Driveway, Paver Patios and Walks, Basement Egress Window, Drywell, Generator and Air
Conditioning Units in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side
Yard Setback (West Side), Minimum Additional Garage Setback and Maximum Principal Building
Coverage.

CASE NO. Z 22-020

Resolution granting variance application to Tyler & Laura Baker, Block: 4202, Lot: 18
9 Wyndehurst Drive to construct a Second Story Addition, 2 ½ Story Addition, Rear Stone
Walkway with Stairs, Rear Roofed Entry, and Front Bay Window in an R-2 (Single-Family
Residential) Zone requiring relief from Minimum Side yard Setback (Left).

- 7. SCHEDULING AND PROCEDURAL MATTERS –**

8. OLD BUSINESS –

CASE NO. Z 22-004

Chet Swartz & Nicole Robbins

Block: 4004, Lot: 29

60 East Lane

Applicants are seeking permission to construct a 1 Story “Roofed” Patio with Fireplace, Reduction in Existing Patio/Walkway Area, and Modifications to Existing Field Stone Retaining Wall in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was started on April 14, 2022, but not concluded. At the request of the applicant this application was carried to the August 11, 2022 Zoning Board of Adjustment hearing. New notice and plans are required.

CASE NO. Z 22-016

Jaelyn Flavell

Block: 4902, Lot: 1

25 Dellwood Drive

Applicant is seeking permission to construct a 2 ½ Story Single Family Home, In-Ground Pool, Retaining Walls, Patios, Walks and Terrace Areas, Asphalt Driveway, Storm-Water Management System, Outdoor Grill, Outdoor Shower, Air Conditioning Units, Generator, UCC Pool Compliant Fence and (3) Tree Removals in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Dellwood Drive), Minimum Front Yard Setback (Dellwood Parkway West), Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Minimum Retaining Wall Setback. This application was started on July 14, 2022 but not concluded.

9. NEW BUSINESS –

CASE NO. Z 22-018

Antonio Rega

Block: 4202, Lot: 7

104 Green Avenue

Applicant is seeking permission to construct a 2nd Story Addition, 1 Story Addition, Rear Covered Deck and the Removal of Existing Front Concrete Walk in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

CASE NO. Z 22-019

Robert & Sherrie Chen

Block: 4804, Lot: 3

68 Barnsdale Road

Applicants are seeking permission to construct a 1 Story Rear Addition with Crawl Space in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear yard Setback and Maximum Impervious Lot Coverage.

CASE NO. Z 22-021

Joseph & Katharine Siano

Block: 4502, Lot: 3

41 Garfield Avenue

Applicants are seeking permission to construct an Enclosure of Existing Rear Deck to “Screened Porch” with Roof and New Stairs to Existing Brick Paver Patio in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 22-022

Sean McGowan & Brianne Flynn

Block: 302, Lot: 16

10 Redmond Drive

Applicants are seeking permission to construct a 2 Story Cantilevered Addition, Removal of Existing Patio and Portion of Existing Walkway, a New Patio and an Extension of Existing Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

CASE NO. Z 22-023

Matthew & Anna Fields

Block: 3502, Lot: 6

25 Green Hill Road

Applicants are seeking permission to construct a 1 Story Addition, 2 Story Addition, Rear Stoop with Steps, (2) Rear Patios. Rear and Side Stepping Stone Walkways, Air Conditioning Unit and Dumpster in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

CASE NO. Z 22-024

John & Nicole Chismar

Block: 503, Lot: 4

15 Avon Drive

Applicants are seeking permission to construct a 2 Story Addition, Roof over Existing Rear Concrete Patio, Unroofed Rear Patio, New Raised Roof over Existing Open Front Porch, Widening of Existing Paved Driveway, Proposed Air Conditioning Unit, Generator and Fire Place, and Rear Roofed Landing with Stairs in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback, Minimum Right Side Setback, Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Maximum Driveway Width.

10. OTHER BUSINESS –

11. ADJOURNMENT