

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Virtual Meeting, August 12, 2021 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 June 10, 2021 and July 8, 2021
6. RESOLUTIONS FOR MEMORIALIZATION –

**CASE NO. Z 20-018**

Resolution granting Preliminary and Final Site Plan Approval to Madison Movie Development, LLC, Block: 2702, Lot: 24, 14 Lincoln Place for the Construction 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).

**CASE NO. Z 21-004**

Resolution granting variance application to Christopher & Stephanie Donato, Block: 4001, Lot: 45, 241 Woodland Road 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.

**CASE NO. Z 21-014**

Resolution granting variance application to Herman & Ann Huber, Block: 3702, Lot: 5 54 Maple Avenue 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.

**CASE NO. Z 21-016**

Resolution granting variance application to Jeffrey Friedel, Block: 1104, Lot: 14, 62 Ridgedale Avenue to construct a Rear 2<sup>nd</sup> 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).

**CASE NO. Z 21-018**

Resolution granting variance application to Carson Lu, Block: 4702, Lot: 4, 39 Noe Avenue to construct a Rear Paver Patio with Fire Pit, an Expansion of Existing Paved Driveway and Steps from Proposed Paver Patio to Proposed Expanded Driveway in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 21-019**

Resolution granting variance application to Kevin & Julie Trapp, Block: 4004, Lot: 2, 83 Pomeroy Road to construct an In-Ground Pool with Hot Tub and Pool Equipment, Paver Patio with Seat Walls, Outdoor Gas Grill with Seating, Gas Fire Pit, Stepping Stone Walk Way, Pool Compliant Pool Fence with gates, Drywell, and 2 Areas of Existing Bluestone Walkways to be Removed in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**CASE NO. Z 21-020**

**Doug & Nancy Willis**

**Block: 2204, Lot: 1**

**7 Rosedale Avenue**

Applicants are seeking permission to construct an Addition to Existing Detached Garage, Paver Path Driveway with Grass Paver In-fill Areas, and the Removal of Existing Shed, Paver Patio, Paver Sidewalk and Grass Paver Parking Area in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Accessory Structure Floor Area, Minimum Accessory Structure Setback Rear to Side Yards and Minimum Driveway/Property Line Setback.

**9. NEW BUSINESS –**

**CASE NO. Z 21-021**

**Tim & Erin Nastro**

**Block: 905, Lot: 9**

**30 Longview Avenue**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story Addition, Covered Terrace and to Reconfigure an Existing Dry Laid Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right) and Maximum Principal Building Coverage.

**CASE NO. Z 21-022**

**Paul Brothers**

**Block: 4315, Lot: 19**

**12 Douglas Avenue**

Applicant is seeking permission to construct a 1 Story Addition with a Drywell in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **At the request of the applicants this application will be carried to the September 9, 2021 ZBOA meeting without further notice.**

**CASE NO. Z 21-023**

**Alison & Jake Catchpole**

**Block: 4103, Lot: 2**

**4 Harwood Drive**

Applicants are seeking permission to construct a 1 Story Addition, Extension of Existing Open Porch with Stairs, Deck with Stairs, Paver Patio with Sidewalk, Removal of Existing Slate Patio, Removal of a Portion of the Existing Driveway, Replacement of Existing Bilco Doors and Relocation or Replacement of Existing Air Conditioning Unit in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 21-024**

**David & Lisa Molinaro**

**Block: 3901, Lot: 38**

**263 Kings Road**

Applicants are seeking permission to construct a 1 Story Addition, Covered Patio, Compressor on a Concrete Pad and a Storm Water Management System in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Minimum Rear Yard Setback.

**CASE NO. Z 21-025**

**Anna Wronka**

**Block: 1801, Lot: 15**

**17 Chapel Street**

Applicant is seeking permission to construct a 2 ½ Story Addition, Removal of Portion of Existing Asphalt Driveway and Drywell in an R-4 (Single or Two Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**