

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, August 13, 2020 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 meeting of July 16, 2020
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 20-007

Resolution granting variance application to Thomas & Jane Salaki, Block: 208, Lot: 24
1 Fairwood Road to construct a 1 Story Rear Addition “Phase 2 Kitchen Bump Out” in an R-3
(Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback.

CASE NO. Z 20-008

Resolution granting variance application to Steven Alcorn, Block: 3301, Lot: 19, 3 Nordling Lane
to construct a 1 Story Addition, with Storm Water Management System in an R-1 (Single-Family
Residential) Zone requiring relief from Minimum Side Yard Setback (Left) and Maximum
Impervious Lot Coverage.

CASE NO. Z 20-010

Resolution granting variance application to Paul Mantone Jr., Block: 1004, Lot: 1, 113 Central
Avenue to construct a 1 ½ Story Garage Addition, Asphalt Driveway, Front Yard Sidewalk and
Drywell Installation. The applicant proposed to Remove the Existing Attached 1 Car garage with
Connecting Breezeway, Left Side Yard Shed, Rear (Roofed) Porch, a Portion of the Existing
Driveway, Front Yard Slate and Concrete Walkway in an R-3 (Single Family Residential) Zone
requiring relief from Minimum Rear Yard Setback and Maximum Principal Building Coverage.

CASE NO. Z 20-011

Resolution granting variance application to John Speranza, Block: 309, Lot: 15, 16 Rose Avenue
to construct a 2nd Story Addition, 2 ½ Story Rear Addition, Rear Deck with Pergola, Front Portico
over Existing Front Stoop, Expansion of Existing Driveway, Generator, (2) Air Conditioning
Units, Blue Stone Front Walk, Drywell “If Required”. The applicant will remove and Existing
Shed, Garden 4” x 4” Railroad Ties and (2) Trees 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 19-027

Heller Property Partners, L.P.

Block: 2001, Lots: 19 through 23

176, 178 & 180 Main Street

Applicant is seeking Preliminary and Final Site Plan with Variances along with Lot Consolidation to construct a 2-Story Office Building in the Community Commercial Zone requiring relief from Maximum Floor Area Ratio, Minimum Front Yard Setback, Maximum Principal Building Coverage, Minimum Number of Parking Spaces, Steep Slope Disturbance, Signage and other bulk variances. **This application was started at the December 12, 2019 Zoning Board meeting and continued at the Regular Meeting of the Zoning Board of Adjustment held on January 9, 2020 but not concluded.**

9. NEW BUSINESS –

CASE NO. Z 20-009

Carrols, LLC

Block: 5101, Lot: 33

317 Main Street

Applicant is seeking Preliminary and Final Site Plan with variances for the construction of an additional drive through lane, various minor site improvements as well as the remodeling of the existing restaurant.

10. OTHER BUSINESS – 2019 Annual Report

11. ADJOURNMENT