

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Virtual Meeting, September 9, 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 August 12, 2021**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**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.

**CASE NO. Z 21-021**

**Tim & Erin Nastro**

**Block: 905, Lot: 9**

**30 Longview Avenue**

Applicants are seeking permission to construct a 2nd 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 21-023**

**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.

**7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**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.

**9. NEW BUSINESS –**

**CASE NO. Z 21-017**

**The Heller Group Proposed Starbucks w/DriveThru**

**Block: 2208, Lot: 27**

**306 Main Street**

Applicant is seeking Preliminary and Final Amended Site Plan approval, Conditional Use, Bulk Variances and Waivers to permit certain alterations for the adaptive reuse of the former bank building with drive-thru access and reconfiguration of the existing parking lot.

**10. OTHER BUSINESS**

**11. ADJOURNMENT**