

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Virtual Meeting, October 14, 2021 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 August 12, 2021 and September 9, 2021**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**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.

**7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**CASE NO. Z 21-017**

**The Heller Group Proposed Starbucks w/Drive Thru**

**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.

**9. NEW BUSINESS –**

**CASE NO. Z 21-026**

**Shannon & Anna Bradshaw**

**Block: 910, Lot: 2**

**79 Greenwood Avenue**

Applicants are seeking permission to construct a 1 Story Addition with Full Height Basement, Basement Egress Window, Relocation of Existing Air Conditioning Condenser, Removal and Replacement of Existing Front Walk and Removal of Existing Concrete Pad in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z21-027**

**Loreto Evangelista**

**Block: 4703, Lot: 6**

**94 Woodland Road**

Applicant is seeking permission to construct a Covered “Open” Front Porch with Modified Roof Peak, Removal and Replacement of Existing Front Walk in an R-2 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 21-028**

**Harold & Susan Han**

**Block: 3301, Lot: 33**

**1 Treadwell Avenue**

Applicants are seeking permission to construct a (2) 1 Story Additions, Front Covered Open Porch, Front Bluestone Walk, Rear Bluestone Patio and Deck with Stairs, Drywell and Air Conditioning Unit in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback – Laurel Way, Minimum Front Yard Setback – Treadwell Avenue, Minimum Front Yard Setback – Madison Avenue, Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 21-029**

**Norrette & Michael Gilliland**

**Block: 1108, Lot: 16**

**18 South Street**

Applicants are seeking permission to construct a Front Second Story, Front Open Porch, Rear Deck and Air Conditioning Unit in an R-4 (One or Two Family Single Family Residential) Zone requiring relief from Minimum Front Yard Setback and Minimum Side Yard Setback.

**10. OTHER BUSINESS – ENVIRONMENTAL COMMISSION PRESENTATION**

**11. ADJOURNMENT**