

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, November 4, 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 October 14, 2021**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

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. 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.

- 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. **At the request of the Applicant's Attorney this application was carried without further notice to the November 4, 2021 agenda of the Zoning Board of Adjustment.**

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. **This application was started at the October 14, 2021 Zoning Board meeting and carried to the November 4, 2021 agenda for further proceedings. Revised plans have not been received and this application will be carried to the December 9, 2021 agenda of the Board.**

9. NEW BUSINESS –

10. OTHER BUSINESS –

11. ADJOURNMENT