

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

**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. At the request of the applicant this application is being withdrawn.**

**9. NEW BUSINESS –**

**CASE NO. Z 21-031**

**Josh Auzins**

**Block: 1902, Lot: 3**

**3 Grove Street**

Applicant is seeking permission to construct a Detached 2 Car Garage, Dormer addition to Existing Principal Dwelling, Bilco Doors, Wood Deck, Paved Patio, Paving of Portion of Existing Gravel Driveway, Removal of Portion of Existing Gravel Driveway, Topsoil, Seed and Fertilize Area of Removed Gravel Driveway. Note: Roadway Drop Curb and Portion of Existing Driveway is “Shared” with Adjacent Property located at 3 Grove Street in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Accessory Structure Floor Area, Minimum Property Line to Driveway Setback and Maximum Impervious Lot Coverage.

**CASE NO. Z 21-032**

**Tamara Feldman & Jeffery Witz**

**Block: 4802, Lot: 22**

**2 Winding Way**

Applicants are seeking permission to construct a 2<sup>nd</sup> story Addition, Open Front Porch and an Air Conditioning Unit in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback – Winding Way, Minimum Front Yard Setback – Sinclair Terrace, Minimum Side Yard Setback – Right, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**