

MINUTES
BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT
Regular (Zoom) Meeting, April 9, 2020 at 7:30 P.M.,
Hartley Dodge Memorial Building, 50 Kings Road, Madison, New Jersey.

1. CALL TO ORDER BY CHAIRPERSON

2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)

Let the minutes reflect that adequate notice of this meeting has been provided in the following manner:

At the Reorganization Meeting of the Board held on January 9, 2020, the Board by Resolution adopted a schedule of meetings.

On January 10, 2020, a copy of the schedule of meetings was posted at the bulletin board at the main entrance of the Hartley Dodge Memorial Building, was sent to the Madison Eagle and the Daily Record and filed with the Borough Clerk, all in accordance with the *Open Public Meetings Act*.

3. ROLL CALL

EXCUSED: Mrs. DeRosa, and Ms. Kaar

Frances Boardman, Board Secretary

5. MINUTES FOR APPROVAL – Regular Meeting of March 12,2020

Distributed to all Board members for their review were the above referenced minutes. A voice vote of aye was heard from all eligible voting Board members in approval of the minutes.

6. RESOLUTIONS FOR MEMORIALIZATION –

The following Resolutions were distributed to all Board members for their review. One small correction was made to Resolutions Z 19-023 and Z 20-001. A voice vote of aye was heard from all eligible voting Board members in approval of the Resolutions with the corrections as noted.

CASE NO. Z 19-023

CASE NO. Z 20-001

7. SCHEDULING AND PROCEDURAL MATTERS

8. OLD BUSINESS –

CASE NO. Z 19-020

ZBA Regular Meeting 04-09-2020

Lathrop Avenue, LLC**Block: 4302, Lot: 17****17 Lathrop Avenue**

Applicant is seeking permission for an Unpermitted Change of Use from a 1-Family to a 2-Family, Construction of a Rear 1 Story Addition, and Installation of a Gravel Rear Yard. The applicant is proposing to Remove a Portion of the Existing Impervious Lot Coverage, and Install a Drywell in an R-4 (Single-Family or Two-Family Residential) Zone requiring relief from Minimum Lot Width, Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was started at the September 12, 2019 meeting but not concluded. This application is being revised and will be placed on a future Zoning Board of Adjustment Meeting agenda for further proceedings when plans are received.**

Mr. Hall gave a status update as to this application stating that this case has been carried for several months without any further proceedings. Mr. Hall stated that separate conversations were held with both the Applicant's principal and the Attorney advising the need for action be taken. Mr. Hall will follow up with both the applicant's principal and the attorney.

CASE NO. Z19-027**Heller Property Partners****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 Regular Meeting held on December 12, 2019 and continued at the meeting of January 9th, 2020 but not concluded. This application is being carried to the next meeting scheduled for May 14, 2020. A new notice will be needed as well as an Extension of time granted by the applicant's attorney if this application is not continued on May 14, 2020.**

CASE NO. Z 20-002**Eric Chu****Block: 4805, Lot: 12****58 Union Hill Road**

Applicant is seeking permission for the Unpermitted Installation of a Shed, Patio and (2) Two Pillars installed in the Borough Right of Way in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage, Side Yard Setback and Encroachment in Borough Right-of-Way. **This application was started at the Regular Meeting held on March 12, 2020 but not concluded. This application is being carried to the next meeting scheduled for May 14, 2020.**

9. NEW BUSINESS**CASE NO. Z 20-003****Paul & Erin Kibbe****Block: 4402, Lot: 19****9 Colonial Way**

Applicants are seeking permission to construct a Rear Yard Brick Paver Patio with Fire Pit and Seat Wall in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was not reached at the meeting held on March 12, 2020 and was carried without further notice to the April 9, 2020 Zoning Board of Adjustment agenda. This application was not heard this evening and carried to the May 14, 2020 Zoning Board agenda.**

CASE NO. Z 20-004**Allen Rooney**

ZBA Regular Meeting 04-09-2020

**Block: 1901, Lot: 2
67 Greenwood Avenue**

Applicant is seeking permission to construct a Rear 1 Story Addition with Deck and Chair Lift, Generator, Air Conditioning Unit, Drywell and a Portion of the Driveway to be Removed in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was not heard this evening and carried to the May 14, 2020 Zoning Board of Adjustment agenda.**

CASE NO. Z 20-005

Martin Bengtsson & Karin Lindgren

Block: 4803, Lot: 10

9 Barnsdale Road

Applicants are seeking permission to Remove Existing Rear Deck and Steps as well as the Existing Driveway Retaining Walls and Steps and to construct a Side/Basement Loading Garage with Deck and Outdoor Kitchen Above, and the Expansion of the Existing Driveway with Retaining Walls and Stairs in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **Due to insufficient noticing this application will be placed on the May 14 agenda of the Zoning Board of Adjustment.**

10. OTHER BUSINESS –

A discussion took place with the Board members and Mr. Hall on what the best practices would be moving forward in the Covid 19 Pandemic and applications before the Board. Mr. Santoro welcomes any feedback from Board members on this subject.

Public comment was permitted at this time:

Laurie Reynolds asked what the 45-day appeal period was. Mr. Hall stated that was the time in which an appeal on a decision could be filed in Superior Court once the legal notice had been placed in the newspaper.

11. ADJOURNMENT – The meeting was adjourned at 8:00 pm with motions made by Mrs. Driscoll and seconded by Mr. Foster.

Respectfully submitted,

Frances Boardman
Board Secretary