

MINUTES
BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT
Regular (Zoom) Meeting, June 11, 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

PRESENT: Mrs. DeRosa, Mr. Santoro, Mr. Fitzsimmons, Ms. Kaar, Mrs. Driscoll, Mr. DiIunno,
Mr. Foster, Ms. Salko and Dr. Paetzell.

EXCUSED: None

ALSO PRESENT: Gary Hall, ZBA Attorney
Frances Boardman, Board Secretary

4. PLEDGE OF ALLEGIANCE

5. MINUTES FOR APPROVAL – Regular Meeting of May 14, 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. A small correction was made to the Resolution for Case No. Z 20-005. A voice vote of “Aye” was heard from all eligible voting Board members in approval of the Resolutions with the so noted correction of Case No. Z 20-005

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.**

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.

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

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.

7. SCHEDULING AND PROCEDURAL MATTERS**8. OLD BUSINESS –****CASE NO. Z 19-020****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 was 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 had been started on September 12, 2019 and has been carried since that date without any further proceedings heard on the application. Mr. Hall stated that separate conversations had been held with both the Applicant's principal and the Attorney advising them need for action to be taken on this application. Mr. Hall advised the Board that this case be dismissed without prejudice this evening. After a brief discussion, the Board decided that the best course of action on this application was to dismiss without prejudice. On a motion made by Ms. Kaar, seconded by Mrs. Driscoll the following role call was recorded to dismiss the application of Lathrop Avenue, LLC:

“Ayes” – Mrs. DeRosa, Mrs. Driscoll, Mr. Fitzsimmons, Ms. Kaar, Ms. Salko, Mr. Santoro and Mr. Di Ionno.

Mr. Hall will provide Ms. Boardman with documentation stating this application has been dismissed and for it to be dispersed to the Applicant and the Deputy Zoning Officer, Daniel Buckelew.

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 started at the Regular ZBOA Meeting held on December 12, 2019 and continued at the ZBOA meeting of January 9, 2020 but not concluded. This application is being carried to the next ZBOA meeting scheduled for July 9, 2020. New noticing will be required for this hearing date.**

Mr. Hall provided the Board with an update on this application. Mr. Hall has spoken with the applicant's attorney and suggested that the Applicants Professionals work with the Borough Professionals prior to the meeting in order to have a clean application upon their return to the Board.

9. NEW BUSINESS -**CASE NO. Z 20-007****Thomas & Jane Salaki****Block: 208, Lot: 24****1 Fairwood Road**

Applicants are seeking permission to construct a 1 Story Rear Addition "Phase 2 Kitchen Bump Out" in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback. **Due to insufficient noticing this application will be carried to the July 9, 2020 agenda of the Zoning Board of Adjustment. New noticing for this meeting will be required.**

10. OTHER BUSINESS – The 2019 Annual Report will be placed on the July 9, 2020 agenda for discussion.

Mr. Santoro stated that Dr. Susan Blickstein had sent a report to him from the DEP. Mr. Santoro provided a copy to Mr. Hall asking if the document should be shared with the Board. Mr. Hall suggested that Mr. Frank Russo digest the materials and provide the Board with a synopsis.

11. ADJOURNMENT – The meeting was adjourned at 8:00 pm with a motion made by Ms. Kaar and seconded by Mrs. Driscoll

Respectfully submitted,

Frances Boardman

Board Secretary