

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

PRESENT: Mrs. DeRosa, Mr. Santoro, Mr. Fitzsimmons, Ms. Kaar, Mrs. Driscoll, Mr. DiIonno,
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 June 11, 2020

Distributed to all Board members for their review were the above referenced minutes. A small correction was noted on Page 3 of the minutes .A voice vote of aye was heard from all eligible voting Board members in approval of the minutes as corrected.

6. RESOLUTIONS FOR MEMORIALIZATION – None

7. SCHEDULING AND PROCEDURAL MATTERS – Special virtual meeting to be held on Thursday, July 16, 2020 at 7:30pm was discussed.

8. OLD BUSINESS –

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. At the request of the applicants, Attorney this application is being carried to the next ZBOA meeting scheduled for August 13, 2020.**

Mr. Hall gave a brief summary of the application and the reasoning behind the adjournment this evening. Mr. Hall will speak offline with the applicants' attorney

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.

Sworn in to testify were Mr. & Mrs. Salaki and the following exhibits were marked:

- B - 1 Letter of Denial from the Deputy Zoning Official Daniel Buckelew, dated 04-20-2020
- B - 2 Prior Resolution Adopted and Approved August 15, 1988
- A - 1 Survey prepared by James Deady, Surveyor, dated 6/20/2014
- A - 2 Color Photo array, consisting of (4) photos
- A - 3 Site Plans drawn by Owners, dated 4-6--2020

Mr. and Mrs. Salaki gave a brief background as to the need of the proposed renovation to the kitchen and family room. They stated that the non-compliances to the site had been created by the previous owner. The proposed application will not create a new variance and will actually improve the setback at this location. There is adequate buffering at the rear yard.

The public was given the opportunity to question this witness, there being none, Mr. Santoro asked the Board to deliberate. The consensus of the Board was to approve the application this evening. A motion to approve the application was made by Ms. Kaar, seconded by Mrs. DeRosa. A roll call vote was requested and recorded as follows:

AYES: Mrs. DeRosa, Mrs. Driscoll, Mr. Fitzsimmons, Ms. Kaar, Dr. Paetzell, Ms. Salko and Mr. Santoro

CASE NO. Z 20-008

Steven Alcorn

Block: 3301, Lot: 19

3 Nordling Lane

Applicant is seeking to construct a 1 Story Addition, with Storm Water Management System in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left) and Maximum Impervious Lot Coverage.

Sworn in to testify this evening were Mr. & Mrs. Alcorn, applicants and Mr. Doug Asral, Architect, the following exhibits were marked:

- B - 1 Letter of Denial from the Deputy Zoning Official Daniel Buckelew, dated 09-27-2019
- A - 1 Survey prepared by Thomas Yeager, Surveyor, dated 7/23/2019
- A - 2 Site, Floor Plans prepared by Doug Asral, dated September 12, 2019
- A - 3 Elevations prepared by Doug Asral, dated September 12, 2019
- A - 4 Color Photo Array, consisting of (4) photos

The Alcorn's began their testimony explaining to the Board that this is their forever home and that the addition will create space for their parents. The proposed one story addition will allow the Alcorn's to accommodate their aging parents.

The color photo array was discussed, and Mr. Asral explained to the Board that the proposed addition to the left of the home would mirror the right side. The floor plan was discussed, and it was stated that no windows are being proposed for the addition for privacy reasons. Plantings, however; would be provided for screening, but the type has yet to be determined. It was noted that several trees will be taken down with this application if approved. Ms. Boardman stated that a tree permit application would be necessary. Mr. Santoro suggested to the Alcorn's that they work with Borough Planner, Landscape Architect, Mr. Russell Stern regarding the landscape matter. It was noted that this will be a condition in the resolution and an escrow will need to be posted.

It was also noted that a playhouse was set in crushed stone at the rear of the property but not shown on the site plan. Mr. & Mrs. Alcorn stated that the playhouse was recently purchased for their children. Considering the size of the playhouse the question of increased impervious coverage was discussed.

The drywell system proposed for the application was discussed at length. It was determined that the system should capture the runoff from the entire home including the existing house and the proposed addition. The drywell capacity should be sized accordingly.

The Board spoke at length regarding the impervious coverage and the driveway encroachment due to the crushed stone added to the driveway. The Alcorn's stated that this additional crushed stone was added to the driveway so that cars could maneuver safely.

The floor was opened to the public at this time for questions, seeing no participants at this time the Board began to deliberate. The consensus of the Board was to approve the application with the conditions as stated by Mr. Gary Hall, Esq.

A motion to approve the application was made by Mrs. Driscoll, seconded by Mrs. DeRosa. A roll call vote was requested and recorded as follows:

AYES: Mrs. DeRosa, Mrs. Driscoll, Mr. Fitzsimmons, Ms. Kaar, Dr. Paetzell, Ms. Salko and Mr. Santoro

A five-minute recess was taken at 8:58pm, all Board members returned at 9:05pm and the meeting continued.

CASE NO. Z 20-010

**Paul Mantone Jr.
Block: 1004, Lot: 1
113 Central Avenue**

Applicant is seeking to construct a 1 ½ Story Garage Addition, Asphalt Driveway, Front Yard Sidewalk and Drywell Installation. The applicant proposed to Remove the Existing Attached 1 Car garage with Connecting Breezeway, Left Side Yard Shed, Rear (Roofed) Porch, a Portion of the Existing Driveway, Front Yard Slate and Concrete Walkway in an R-3 (Single Family Residential) Zone requiring relief from Minimum Rear Yard Setback and Maximum Principal Building Coverage.

Sworn in this evening was Mr. Paul Mantone, Jr. The following exhibits were marked:

- B – 1 Letter of Denial from the Deputy Zoning Official Daniel Buckelew, dated 03-24-2020
- A – 1 Survey prepared by Korzen Engineering, Surveyor, dated 3/11/2020
- A – 2 Architectural Drawings prepared by Arthur Demarest, dated March 14, 2020
- A – 3 Color Photos consisting of (5) photos

Mr. Mantone began by giving a brief explanation behind the proposed garage addition. Mr. Mantone explained that the house has been in the family since built. Mr. Mantone whom currently resides on Brittin Street is looking to relocate to

the home on Central Avenue, which was his parents. Mr. Mantone explained that extra storage space is needed for his antique cars and motorcycles. The house is a small Cape Cod with an unfinished attic and basement. Mr. Mantone has prepared this addition to seem as if the garage has always been a part of the home. The existing shed, rear roofed porch and a portion of the driveway will be removed to decrease the impervious coverage.

An additional drywell system will be added on the property to capture the proposed addition runoff. The Board suggested that the applicant screen the air conditioning unit. The Board had no concerns with this application.

The meeting was opened to the public at this time, seeing no participants at this time the Board began to deliberate. The consensus of the Board was to approve the application. Motion to approve the application was made by Ms. Salko, seconded by Mrs. DeRosa. A roll call vote was requested and recorded as follows:

AYES: Mrs. DeRosa, Mrs. Driscoll, Mr. Fitzsimmons, Ms. Kaar, Dr. Paetzell, Ms. Salko and Mr. Santoro

CASE NO. Z 20-011

John Speranza

Block: 309, Lot: 15

16 Rose Avenue

Applicant is seeking to construct a 2nd Story Addition, 2 ½ Story Rear Addition, Rear Deck with Pergola, Front Portico over Existing Front Stoop, Expansion of Existing Driveway, Generator, (2) Air Conditioning Units, Blue Stone Front Walk, Drywell "If Required". The applicant will remove and Existing Shed, Garden 4" x 4" Railroad Ties and (2) Trees in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

Sworn in this evening was Mr. & Mrs. Speranza and their architects Brian Siegel and Dan Valvano. The following exhibits were marked:

- B – 1 Letter of Denial from the Deputy Zoning Official Daniel Buckelew, dated 05-14-2020
- A – 1 Topographic Map prepared by Yannacone Villa & Aldrich, dated 3/20/2020 with a revision date of 5/14/2020
- A – 2 Architectural Drawings prepared by Brien Siegel Architects, last revised March 20, 2020

Mr. & Mrs. Speranza explained to the Board the purpose of the application. The family has resided in the home for the last 13 years. The home is a 1930 Cape Cod and needs to be updated for today's day and age. The addition will provide adequate light and space for the neighboring home.

The existing floor plan and the proposed design were discussed. The existing and proposed elevations were also discussed using exhibit A -2. The application will provide four bedrooms for the Speranza's and will provide functionality to their living space and have a beautiful design fitting for the neighborhood.

The Board discussed the requirement of screening for the generator. Since the existing shed is being removed, the Speranza's were asked if a new shed is being proposed. They replied "no". The plan shows trees being removed and a tree permit has been obtained and two trees will be replanted on site.

The meeting was opened to the public at this time, seeing no participants at this time the Board began to deliberate. The consensus of the Board was to approve the application. Motion to approve the application was made by Mrs. Driscoll, seconded by Ms. Kaar. A roll call vote was requested and recorded as follows:

AYES: Mrs. DeRosa, Mrs. Driscoll, Mr. Fitzsimmons, Ms. Kaar, Dr. Paetzell, Ms. Salko and Mr. Santoro

10. OTHER BUSINESS – The 2019 Annual Report will be placed on the August 13, 2020 agenda for discussion.

Mr. Santoro would like to have Mr. Frank Russo provide the Board with a synopsis of the storm-water report from the DEP

11. ADJOURNMENT – The meeting was adjourned at 10:00 pm with a motion made by Mrs. Driscoll and seconded by Mr. DiIonna

Respectfully submitted,

Frances Boardman
Board Secretary