

**BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISIONS**

TAKE NOTICE that at the regular meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, December 10, 2009 at 7:30 P.M., in the upper floor Meeting Room #320, at Bayley-Ellard, 205 Madison Avenue off Danforth Road, Madison, New Jersey, the following action was taken:

MINUTES FOR APPROVAL –Regular Meeting of November 12, 2009 were adopted.

RESOLUTIONS FOR MEMORIALIZATION

CASE NO. Z 09-33 Resolution granting the Amended Variance Application of Stephen & Tracy Leone Block 1903, Lot 18, 34 Brittin Street, Madison, was adopted.

CASE NO. Z 09-34 Resolution granting the Variance Application of Richard & Kimberly Samara Block 506, Lot 39 11 Canterbury Road Madison was adopted.

CASE NO. Z09-16

**Frank Iossa
Block 1601, Lot 38
47 Ridgedale Avenue**

Application requesting permission to continue construction of detached 2 car garage, at the current as built condition due to the deviation of original plans in an R-3 (Single Family Residential) Zone, requiring variance relief from accessory structure maximum floor area (s.f.), and accessory structure maximum height (Ft.). At the request of the applicant Frank Iossa, the application has been carried to January 14, 2010 subject to mailed notice to adjacent property owners.

CASE NO. Z 09-37

**Salvatore & Anne Luciano
Block 4303, Lot 20
29 Gibbons Place**

Application requesting permission to construct Roof Canopy “Connecting” the existing principal building with the existing detached garage in an R-3(Single Family Residential) Zone, requiring relief from minimum side yard setback, maximum principal building coverage and maximum impervious lot coverage. This application was approved, subject to certain conditions. Action is to be memorialized at the January 14, 2010 meeting.

CASE NO. Z 09-38

**Blake & Jennifer Schmidt
Block 4202, Lot 14
23 Wyndehurst Drive**

Application requesting permission to construct (3) 1 story rear additions, front portico & walk and removal of existing covered porch in an R-2 (Single Family Residential) Zone, requiring relief from maximum principal building coverage. This application was approved, subject to certain conditions. Action is to be memorialized at the January 14, 2010 meeting.

CASE NO. Z 09-27

Kevin Gero
Block 4309, Lot 10
23 Orchard Street

Review consistency with variance approval granted on 10/08/2009 to allow construction of (3)- 2nd Story Additions, (1)- 1 Story Addition, Front Walkway, Rear Steps, Minor Driveway Expansion, and Existing Shed Removal on property located in a R-3 (Single Family Residential) Zone District, requiring Variance relief from minimum front yard setback, maximum impervious lot coverage and expansion of a non-conforming use. Previous variance approval granted on 10/08/2009 remains in effect.

CASE NO. Z 09-43

13 Madison Avenue LLC
Block 1401, Lots 2 & 3
13 Madison Avenue

Application requesting Use Variance to permit mixed residential and office use and Preliminary and Final Site Plan Approval with other Variances to permit one two-bedroom residential apartment above business offices, and construct a detached garage and storage building in a P (Professional) Zone requiring relief from maximum building height. This application was approved, subject to certain conditions. Action is to be memorialized at the January 14, 2010 meeting.

CASE NO. Z 09-40

Andrew Zecca
Block 3802, Lot 12
10 Keep Street

Application granting permission to construct 2 ½ story 2 Family Residence in an R-4 (Two-Family Residential) Zone requiring relief from minimum lot width coverage. This application was not reached and carried to the January 14, 2010 meeting.

CASE NO. Z 09-41

Maria Jacqmin
Block 4001, Lot 3
7 Pomeroy Road

Applicant requesting permission to construct 2nd story addition in an R-2 (Single-Family Residence) Zone, requiring relief from minimum side yard setback (left). This application was not reached and carried to the January 14, 2010 meeting.

CASE NO. Z 09-42

James & Stefanie Cutler
Block 901, Lot 5
121 Greenwood Avenue

Applicant requesting permission to construct covered front porch, 2nd story addition, 2 story addition, paver patio and partial removal of existing driveway in an R-3 (Single Family Residential) Zone, requiring relief from minimum front yard setback, maximum building coverage and maximum impervious lot coverage. This application was not reached and carried to the January 14, 2010 meeting.

All resolutions of the Zoning Board of Adjustment are on file and available for public inspection in the Office of the Administrative Official, Land Use Services, during regular business hours, 9:00 A.M. to 4:00 P.M., Monday through Friday, in the upper floor Room #316, at Bayley-Ellard, 205 Madison Avenue off Danforth Road, Madison, New Jersey.

RUSSELL STERN
Chairman
Frances Boardman
Board Secretary

12/14/09

cc: Zoning Board of Adjustment
Zoning Board Attorney
Department Heads
Attorneys or Applicants

Mayor and Borough Council
Planning Board and Board Attorney
Borough Administrator
Newspapers