



HARTLEY DODGE MEMORIAL
BOROUGH OF MADISON
MADISON, NEW JERSEY 07940

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Mr. Eric Chu
58 Union Hill Road
Madison, New Jersey 07940

December 3, 2019

**RE: Zoning Permit Application
#58 Union Hill Road; Block 4805, Lot 12
ZPA #19-448**

Mr. Chu,

I have reviewed the submitted application for a zoning permit for this property along with an as-built boundary survey prepared by ABC Surveys of Chatham New Jersey dated November 21, 2019. I have also review the survey submitted in conjunction with a zoning permit issued February 12, 2018 (ZPA #18-042) for an air conditioning condenser and offer the following:

- It is clear that the impervious coverage on site has increased from 4,757 square feet (31.4%) to 5,977 square feet (39.4%), where 3,788 sf (25%) is permitted requiring variance relief.
- The unpermitted shed installed on-site violates the minimum allowable side yard setback, requiring variance relief.
- There are two (2) pillars installed within the Borough right of way that must be removed or relocated to compliant locations on your property.

Based on the submitted plans, it is clear that there have been improvements installed on site without the benefit of any zoning approvals that trigger variance relief. Accordingly, your zoning permit is hereby ***DENIED***.

Your may appeal this decision to the zoning board of adjustment, seek an approval from the Zoning Board of Adjustment, or remove all of the improvements that triggered variance relief.

Sincerely,

Frank Russo, III, PE, PP
Borough Zoning Officer

Cc. Land Use Administrator
Construction Code Official
Borough Engineer