

BOROUGH OF MADISON

Borough of Madison, 50 Kings Road, Madison, New Jersey 07940

APPLICATION FOR DEVELOPMENT

Planning Board

Date of First Submission: 03/14/20

Board of Adjustment

Valid Application Date: _____

App. Number: 20-023

Completeness Date: _____

1. PROPERTY INFORMATION

Address: 113 CENTRAL AVE Zone: R3

Tax Map Number: _____ Block: 1004 Lot(s): 1

Present Use: RESIDENTIAL - SINGLE FAMILY

Has there been any previous application involving these premises by the applicant or any prior owner of the property? Yes No Unknown ; if unknown, provide copy of OPRA Request to Borough

If yes, nature of application, date and determination: _____

Does the applicant own adjacent property? Yes No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No Proposed

2. APPLICANT INFORMATION

Name: PAUL MANTONE JR

Address: 47 BRITTIN ST

City/State/Zip: MADISON NJ 07940

Phone #: 973-714-9066 Fax: _____ Email: PMANTONEJR@GMAIL.COM

Applicant is a(n): Individual Partnership Corporation

CONTACT FOR APPLICATION

Name: PAUL MANTONE

Address: 47 BRITTIN ST

City/State/Zip: MADISON, NJ 07940

Phone #: 973-714-9066 Fax: _____ Email: PMANTONEJR@GMAIL.COM

3. DISCLOSURE STATEMENT

Pursuant to end. N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure agreement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to comply).

Name: _____ Address: _____ Interest: _____

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: _____
Address: _____ Telephone Number: _____

OWNER MUST SIGN ATTACHED AUTHORIZATION

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: _____
Address: _____
Phone #: _____ Fax: _____ Email: _____

6. APPLICANT'S ENGINEER

Name: _____
Address: _____
Phone #: _____ Fax: _____ Email: _____

7. APPLICANT'S ARCHITECT

Name: ARTHUR DEMAREST, R.A.
Address: 11 MILDRED TERRACE, FLANDERS, NJ 07836
Phone #: 908-850-4444 Fax: _____ Email: DEMAREST07@AOL.COM

8. NATURE OF THE APPLICATION (Check applicable items)

- Concept review
- Minor subdivision
- Major subdivision, preliminary
- Major subdivision, final
- Use variance
- Variance, residential fence or deck
- Variance, other residential
- Variance, other non-residential
- Conditional use approval
- Zone change
- Site plan approval, preliminary residential
- Site plan approval, preliminary non-residential
- Site plan approval, final
- Amendments to approved site plans
- Change of permitted use with waiver of site plan
- Appeal from administrative decision
- Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

EXPANDING EXISTING GARAGE FOR CLASSIC AUTO & MOTORCYCLE COLLECTION. REMOVING EXIST. SHED & PORCH ROOF TO LOWER COVERAGE TO MINIMUM.

10. DOES THE APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principle points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official of the Borough of Madison which has been issued to you regarding this property.

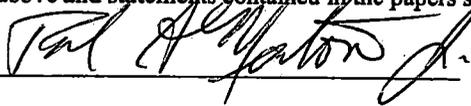
CODE SEC. 195-29.3 MIN. REAR YARD. 40' (REQ'D) 34.07' (PROP.)

CODE SEC. 195-29.3 MAX. BLD'G. COVERAGE 15% ALLOWED 18.8% (PROP.)

11. LIST ANY OTHER LICENSES, PERMITS, OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE, OR FEDERAL LAW AND THE STATUS OF EACH.

I hereby affirm that all of the above and statements contained in the papers submitted here with our true.

Signature of the Applicant:



Date: 2-26-2020

IF THIS APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT WHICH IS ATTACHED TO THIS APPLICATION.

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST A: GENERAL REQUIREMENTS
FOR ALL APPLICATIONS FOR DEVELOPMENT**

This Checklist shall **not** be applicable to Requests for Interpretation, Appeals of a Decision of a Borough Official or Request for Waiver of Site Plan Details. Checklists E and F and required for these applications.

<u>CHECKLIST A</u>		Submitted	For Borough Use
FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.			
1	Completed and signed Application for Development Form, including Owner's Consent to Application and: a) Permission to Enter Applicant's Property b) Technical Review Escrow Agreement <i>N/A</i> c) Payments of Required application and escrow fees		
2	Required Checklists in Addition to this Checklist and: a) Written requests for Waivers of Submission Requirements from Checklists B, C and/or D, along with justifications for each requested waiver		
3	Plans, elevations and architectural details per Checklist B, C, and/or D		
4	Property survey signed and sealed by land surveyor or engineer, which must be dated within six (6) months (or a completed certification in lieu of oath for older surveys) from the date of the application and which must show all current improvements and conditions on the property		
5*	Signed Report from the Borough Tax Collector that taxes for the property have been paid current		
6*	Letter from Borough Water and Sewer Department that all Borough fees and charges are paid current		
7*	Certified list of all property owners within 200 feet of the property from Borough Tax Assessor's office and neighboring municipalities, as relevant		
8	Photographs of the property from the front, back and both sides		
9*	Copies of any prior resolutions of approval for this property from either the Planning Board or the Zoning Board of Adjustment (if not applicable, proof of OPRA filed with Borough response)		
10*	Copies of any letters or notices received from any Borough official, office, Board or agency		

11*	Name, address, and phone number of any witness or expert who will be presenting testimony or reports regarding this application - attach hereto copies of all such reports		
12*	Copies of any and all approvals received from any other governmental agency and, if any permits have been issued, attach complete copies of any and all such submissions, notices, documents, approvals or permits		
13	Copies of any deed restrictions or easements that affect the property		
14	Draft Public Notice/Publication		
15	Statement of reasons why the application is necessary and facts and information that would support an approval		

<p>Prepared by: _____</p> <p>Date: _____</p>
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**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST B:
"C" VARIANCES FOR DECKS AND FENCES ONLY ON SINGLE-FAMILY &
TWO-FAMILY RESIDENCES**

This Checklist shall not be applicable to Requests for Interpretation, Appeals of a Decision of a Borough Official or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F and required for these applications.

<u>CHECKLIST B</u>		Submitted	Borough Use
FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.			
1	Letter from Zoning Officer denying your permit		
2	Zoning Requirements, including identification of zoning relief required		
3	Existing survey and proposed plans to scale for the deck and/or fence on sheets no larger than two feet by three feet (2' x 3') detailing: a) Location of deck or fence proposed with setbacks from property lines and other structures/improvements b) Height/elevation of deck and/or proposed fence height c) Type of fence (open v. solid) d) Materials and complete construction details		
4	Any brochures or other materials that show the details and materials to be used for the deck or fence		
5	Landscaping plan showing existing landscaping and locations of any proposed plantings and/or buffer areas to be provided		
6	If any lighting is proposed, location, mounting height, fixture type, illuminance, and description of such lighting in detail, including use of cutoff shields		
7	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed		
8	Statement as to whether the Owner/Applicant own adjoining property		

Prepared by: _____ Date: _____

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

CHECKLIST C:

**REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT FOR
PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL
AND ALL VARIANCES (NOT COVERED IN CHECKLIST B)**

This Checklist shall not be applicable to:

1. "C" Variance Relief only for Decks and Fences for Single-Family and Two-Family Residences (Use Checklist B)
2. Change of Permitted Use with Request for Waiver of Site Plan (Use Checklist E)
3. Requests for interpretation, Appeals of a Decision of a Borough Official (Use Checklist F)

NOTE: SHADED ITEMS REPRESENT REQUIREMENTS FOR MINOR SUBDIVISIONS WITHOUT VARIANCES

CHECKLIST C		Borough	Submitted	Borough
FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.				
---	General Requirements	---	---	---
1	Zoning requirements, including identification of necessary variance and/or waiver relief			
2	Architectural drawings, including: a) Building facades (elevations) for all sides of the building or structure with building height measurements based on Borough Code definitions and spot elevations (at building corners) included b) Floor plans for each floor of the building or structure with clearly displayed dimensions and uses of all rooms			
3	For variances from 40:55D-70(d)(1), a Licensed Professional Planner's Report documenting the rationale addressing the required proofs for granting the requested use variance			
4	Plans drawn & sealed by a P.E., L.S., P.P., or R.A. as permitted by law and based on a current survey, with consecutive numbering and descriptive titles, collated and folded			
---	For Subdivision and Preliminary Site Plan Plan Details Required	---	---	---
5	Proper scale: 1" = 30' or as approved by Borough Engineer			
6	Current survey upon which plat or plan is based			
7	A grading plan showing, at 2' contour intervals, existing & proposed contours & elevations			
8	Standard sheet sizes: 8-1/2" x 13" 15" x 21"			

	24" x 36"		
9	<p>Title block and basic information:</p> <p>a) Title</p> <p>b) Name, address, & license number of preparer, with dates of preparation & revision</p> <p>c) North arrow and reference meridian (and on each following page)</p> <p>d) Ratio and graphic scale</p> <p>e) Tax map block, lot numbers & zone</p> <p>f) Name and address of owner of record and applicant, if different from the owner</p>		
10	<p>The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:</p> <p>a) Key Map, at a scale of 1" = 500' or less showing zone boundaries</p> <p>b) Certified 200' list of all property owners, including adjoining municipalities, with names, addresses, lot and block numbers from Borough Tax Assessor</p> <p>c) Signature block with necessary signatures for the Board Chairman, Board Secretary, and Borough Engineer</p> <p>d) Zoning analysis showing required, existing, and proposed zoning conditions, variances, and design waivers, identified</p>		
11	Location of Zoning District and Municipal boundaries within 200 feet of development		
12	All dimensions (width, depth, height) in feet and inches, area values in square feet, and ratios in percent to two decimal places		
13	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds		
14	Existing and proposed dimensions and values for lot area, lot frontage, lot width, lot depth, front and rear yard setback, second story overhanging setbacks, total lot coverage, lot coverage ratio, total building coverage, building coverage ratio, and floor area		
15	Existing and proposed additional floor area for each floor, basement, attic, porch area and accessory structures		
16	Location, size, materials, method of attachment, method of illumination, colors/details of any signs in accordance with the Master Signage Plan requirements of 195-34		
17	Location, size, and details of all exterior lighting, with illuminance levels, isolux patterns and all requirements in 195-25.6		
18	Location, size and description of all existing and proposed utilities, including provision for storage and disposal of solid wastes		
19	Plans of proposed potable water & sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan. When a public sewage disposal system is not available, the developer shall pave percolation tests made & shall submit the results, approved by the Borough Board of Health, with the preliminary plat or plan		
20	Proposed location and size (including heights) and setbacks of all, mechanicals, including rooftop mechanicals		
21	Percentage of lot occupied by buildings and impervious coverage, including locations of any reference corners, location, dimensions and kind of each permanent property monument		

22	Location of all existing and proposed buildings, with building setbacks, side and rear yard distances		
23	A circulation plan showing proposed vehicle, bicycle & pedestrian circulation systems including directions of travel. The plan shall include the locations, typical cross-sections, centerline profiles & type of paving for all new streets & paths, including any required bicycle parking (195-20G)		
24	Details and location of any proposed off-street parking areas with dimensions showing parking layout plan and spaces, loading docks & access drives, curbing, and sidewalks		
25	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The Landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping materials shall be indicated		
26	The location of existing watercourses, including wetlands, waterbodies and floodplain, soil types and delineations based on the Morris County Soil Conservation District maps, and any other natural features, such as wooded areas and rock formations on the site and within 50 feet, including the location and species of all trees or groups of trees having a diameter in excess of six (6) inches (DBH).		
27	A soil erosion & sediment control plan prepared in conjunction with Article VII and a stormwater management plan meeting the requirements of Article VI and showing the location, type & size of any existing and proposed bridges, culverts, drainpipes, catch basins & other storm drainage facilities		
28	A copy of any protective covenants or deed restrictions applying to the land being subdivided or developed & a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.		
29	A copy of such guarantees, covenants, master deed or other documents which shall satisfy the requirements of the Board for the construction & maintenance of any proposed common areas, landscaping, recreational areas, public improvements & buildings		
30	Completed Borough of Madison Preliminary Environmental Checklist		
31	Where appropriate, the plat or plan shall indicate provisions for energy conservation		
32	A list of all licenses, permits or other approvals required by law, including proof of service		
—	Other Requirements	—	—
33*	Written Environmental Impact Assessment including all documentation (195-20F)		
34*	Stormwater management addressed in accordance with Article VI of Chapter 195		
35	Traffic/transportation impact study, including all required documentation (195-20G)		
36	Documentation showing compliance with Wellhead Protection Areas (195-30.7), Steep slopes (195-41.2), Flood control and Riparian Buffer (195-37.10)		
37	Written identification of any items in this Checklist requested to be waived with a written rationale for any waivers		

Prepared by: _____

Date: _____

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST D:
REQUIREMENTS FOR FINAL SITE PLAN
AND/OR FINAL MINOR OR MAJOR SUBDIVISION**

Item	<p align="center"><u>CHECKLIST D</u></p> <p align="center">FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.</p>	Submitted	Borough Use
1	Completed and signed application form and Checklist D		
2*	List of all Application filing fees and escrows with receipt showing payment		
3*	Certification that taxes are current from the Tax Collector and proof that water and sewer charges are current		
4*	All prior resolution and approvals regarding the subject property		
5*	List of all government approvals and copies of all permits, approvals, and exemptions from government unit		
6	Statement from Borough Engineer that installation of utilities, drainage, and all improvements have been installed in compliance with all applicable laws and any executed developer's agreement. If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.		
7	Applicant's written certification regarding any unfinished or incomplete improvements, proof of payment and satisfaction of all bonding/performance guaranty requirements as required by the Borough Engineer and Ordinances.		
8	<p>Engineering plans, architectural details and drawings in compliance with preliminary approval, showing all details required in Checklist C, including:</p> <ul style="list-style-type: none"> a) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves. b) The purpose of any easement or land reserved or dedicated to public use and the proposed use of sites other than residential. c) The front, side and rear building setback lines. d) Improvement plans in accordance with the Borough standards for roads and water and sewer improvements. e) Plans and profiles of storm and sanitary sewers and water mains. <p>NOTE: The final floor plans and building elevation drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawings approved by the Board.</p>		
10	Any document, plan, or other item as required by the Board at the time of preliminary approval		

Prepared by: _____

Date: _____

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST E:
APPLICATION FOR PERMITTED USE WITH WAIVER
OF SITE PLAN DETAILS (No exterior improvements proposed except signage or solid waste receptacles)**

Item	<p align="center"><u>CHECKLIST E</u></p> <p align="center">FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.</p>	Submitted	Borough Use
1	Completed and signed Borough Application Form, including Owner's Consent and Checklist E		
2	List of required filing fees and escrows and proof of payment		
3*	Copies of certificates that property taxes are paid and copies of letter(s) indicating that water and sewer fees are paid		
4	Written statement of the prior use of the premises or building in question		
5	Written statement describing the proposed use of the space of the building in question, including a description of day-to-day business operations, including hours of operation, staffing levels, deliveries, use of off-street parking or other parking lots for proposed business, and other relevant operational details		
6	Written confirmation that no exterior changes (other than signage) are proposed		
7	Architectural or hand-drawn floor plan(s) showing proposed interior layout, uses, storage/refuse areas, ingress and egress must be satisfactory to the Borough Engineer		
8	Survey of property which must be within past six months (or a certification in lieu of oath for older surveys) and which shows all improvements and current conditions on the property		
9	Signage plan and most recent site plan, if available, with all information required in a Master Signage Plan per 195-34, including clear identification of all signage requirements and any relief required		
10	Photographs of building or premises to be occupied from all adjoining property lines		
11	Copies of review and comments of Borough Sign & Facade Committee and Borough Historic Preservation Commission (if applicable)		
12	Statement of how all waste and recycling will be handled, including location and sizes of all waste and recycling receptacles on the property.		

Prepared by: _____

Date: _____

**BOROUGH OF MADISON, NEW JERSEY LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3**

**CHECKLIST F:
REQUEST FOR INTERPRETATION OF BOROUGH ORDINANCE OR
APPEAL FROM DECISION OF BROUGH OFFICIAL BEFORE ZONING BOARD OF
ADJUSTMENT**

Item	<p align="center"><u>CHECKLIST F</u></p> <p align="center">FOR ALL ITEMS ON CHECKLIST, SEVENTEEN COPIES (17) OF EACH ITEM MUST BE SUBMITTED UNLESS OTHERWISE SPECIFIED BY A *, WHERE ONLY FOUR COPIES (4) MUST BE SUBMITTED. ALL APPLICATION MATERIALS MUST BE COLLATED.</p>	Submitted	Borough Use
1	Completed and signed Borough Application and Checklist F		
2	Proof of payment of filing fees and escrows, proof that taxes, water charges are current		
3	A copy of the decision, action or interpretation being appealed		
4	Written statement of applicant's interest in the property, with documents that confirm such interest		
5	Property survey as dated within six (6) months of submission (or a certification in lieu of oath for older surveys) and certification by owner that survey accurately represents all structures and improvements on the property and current site conditions		
6	Written statement of applicant's factual, legal, zoning and/or planning positions upon which the Application or Appeal is based		
7	Statements, plan(s), photographs, or other documents providing tangible pictorial or supporting information of the proposed structure, work, or use involved		
8	Photographs of the property in question from all adjoining street and property lines		
9	List of all the witnesses who will appear at the hearing, name, address, phone number, and attach copies of any reports		

Prepared by: _____ Date: _____



HARTLEY DODGE MEMORIAL
BOROUGH OF MADISON
MADISON, NEW JERSEY
07940

For surveys more than six months old

CETIFICATION IN LIEU OF OATH

I hereby certify that the attached survey, dated _____ accurately represents existing conditions and shows all improvements and that no additions or changes have been made on the property since the date of the survey. I am aware that if any of the above statements are willfully false, I am subject to punishment.

ADDRESS: 113 CENTRAL AVE

BLOCK: 1004

LOT: 1

Tom A. [Signature]
Applicant

5-22-2020
Date

**TAX AND ASSESSMENT PAYMENT REPORT
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
BOROUGH OF MADISON**

APPLICATION No. _____

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39e and N.J.S.A. 40:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements are due or delinquent on the property, stated below.

Applicant will complete Section I of this form and submit it with the application for development. The Administrative Official will forward the form to the Tax Collector for verification that no delinquent taxes or assessments are due.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is NOT the concern of the Tax Office.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

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Section I (to be completed by Applicant)

I, PAUL MANTONE of 47 BRITAIN ST MADISON (address) am making application to the Planning Board/Zoning Board of Adjustment for the development of Lot 1 Block 1004, in the R3 Zone, located at 113 CENTRAL AV, whose owner of record is ELINOR MANTONE.

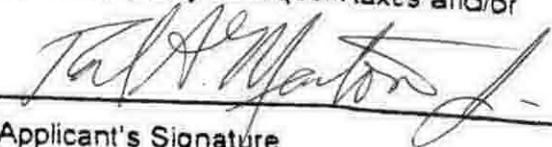
This tract was formerly subdivided on _____

Original Lot(s) No. _____ Block _____

I acquired interest in this property on 2-5-2019.

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Date: 4-23-2020


Applicant's Signature

=====

Section II (to be completed by Tax Collector)

I find that: All taxes due have been paid. until May 1st
 All assessments due have been paid
 The following are delinquent and past due:

4-28-20
Date


Tax Collector

Tax Account Maintenance

Block: 1004 Notes Exist
 Lot: 1
 Qualifier:
 Owner: MANTONE, ELINOR
 Prop Loc: 113 CENTRAL AVE Account Id: 00001573

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance		
2020	2		2,320.39		2,320.39	.00	2,320.39		
2020	1		2,320.39		.00	.00	.00		
2020		Total	4,640.78		2,320.39	.00	2,320.39		
2019	4		2,067.19 *		.00	.00	.00		
2019	3		2,380.78		.00	.00	.00		
2019	2		1,946.42 *		.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 05/06/20

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/18/2020

TOTAL TAX BALANCE DUE

Principal: 2,320.39 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: 2,320.39

* Indicates Adjusted Billing in a Tax Quarter.

Handwritten Signature

MAY - 6 2020

NOTICE SERVED ON OWNERS WITHIN 200 FEET

BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT

NOTICE OF HEARING ON APPLICATION

To: _____

Owners of Premises: PAUL MANTONE, JR.

PLEASE TAKE NOTICE:

That the undersigned has filed an application for development with the Borough of Madison Zoning Board of Adjustment for BULK VARIANCE approval so as to permit:

AN ENLARGED GARAGE ADDITION TO AN EXISTING RESIDENCE TO STORE ANTIQUE CAR + MOTORCYCLE COLLECTION.

On the premises located at 113 CENTRAL AVE and designated as Block 1004 Lot 1 on the Borough of Madison Tax Map, and this notice is sent to you as an owner of property

in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

CODE SECT'S: 195-29.3 MIN. REAR YARD SETBACK + BUILDING COVERAGE ^{MAX. PRINCIPAL}

A public hearing has been scheduled for _____, 20____, at 7:30pm, in the Hartley Dodge Memorial Court Room, 1st Floor, 50 Kings Road, Madison, New Jersey 07940, and when the case is presented, any comments, testimony or objections which you may have to the granting of the relief sought in the application will be heard.

All application materials, maps, reports and related materials regarding this application are on file with the Board Administrative Secretary for the Borough of Madison, 50 Kings Road, Madison, New Jersey 07940, 2nd Floor, and are available for inspection Monday through Friday during regular business hours.

This notice is sent to you by the applicant by order of the Zoning Board of Adjustment for the Borough of Madison.

Respectfully,

(Applicant)

NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER

BOROUGH OF MADISON ZONING BOARD

TAKE NOTICE that on the _____ day of _____, 20____, at 7:30pm a hearing

Will be held before the Zoning Board of Adjustment for the Borough of Madison at the Borough of Madison Hartley Dodge Memorial Building, 50 Kings Road, Court Room, 1st Floor, Madison, New Jersey 07940, on the application of the undersigned for approval so as to permit:

EXPANSION OF
A RESIDENTIAL GARAGE TO HOUSE COLLECTION OF
ANTIQUE AUTO & MOTORCYCLES

On the premises located at 113 CENTRAL AVENUE and designated as Block 1004, Lot 1 on the Borough of Madison Tax Map.

Any required variances/waivers required for the application are as follows: _____

CODE SEC. 195-29.3 MIN. REAR AND SETBACK.

CODE SEC. 195-29.3 MAX. PRIM. BLD'G. COVERAGE

All application materials, plans, and relevant documents or papers pertaining to this application are on file with the Board Administrative Secretary, 50 Kings Road, Madison, New Jersey 07940, 2nd Floor, and are available for inspection Monday through Friday during regular business hours.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment.

(Name of Applicant) _____

Publication Date: _____

Zoning Requirements & Identification of Variances

INSTRUCTIONS: Complete all open spaces below by inserting data for the zoning district in which the property is situated. If more space is needed, attach additional copies of this table.

Zoning District (Please insert name of district) R-3 S.F. RESIDENTIAL				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size	9,375	11,074	NO CHANGE	
Minimum lot width - CORNER	100'	102.27	NO CHANGE	
Minimum lot depth	100'	99.84	NO CHANGE	
Principal Building:				
Minimum front yard setback	35'	31.14 25.5	35.33	
Minimum side yard (r) setback	5'	5'	5'	
Minimum side yard (l) setback	12'	13.0	12.1	
Minimum rear yard setback	40'	32'	34.07	✓
Maximum building height	35'	22'	20.25'	
Maximum building stories	2.5	1.5	1.0	
Max. principal building coverage	1,661	1,683 SF	2,080 SF	✓
Max. pr. bldg. coverage ratio	15 %	15.12 %	18.78 %	✓
Accessory Structure:				
Minimum side setback	-	-	-	
Minimum rear setback	-	-	-	
Maximum floor area	-	-	-	
Maximum building height	-	-	-	
Impervious lot coverage (List all additional impervious surfaces, including any areas not listed below)				
1. Principal building coverage (insert SF from above)	1,661	1,683 SF	2,080 SF	✓
2. Garage		- SF	- SF	
3. Shed		130 SF	- SF	
4. Driveway		657 SF	608 SF	
5. Front walks/stoop		191 SF	118 SF	
6. Rear walks/patio		100 SF	100 SF	
7.		SF	SF	
8.		SF	SF	
9.		SF	SF	
Total impervious lot coverage	3,322	2,561 SF	2,806 SF	
Max. imperv. lot coverage ratio	30 %	23.1 %	25.33 %	
Other Requirements (if applicable)				

NOTE: The zoning requirements are in Chapter 195 of the Borough of Madison Code, which is available online at www.rosenet.org/gov.



LAND DEVELOPMENT

Borough of Madison

Schedule I

Height, Yard, Area and Bulk Requirements

[Amended 5-14-1984; 9-14-1987; 11-9-1987 by Ord. No. 31-87; 8-9-1993 by Ord. No. 27-93; 7-11-1994
By Ord No. 21-94; 4-23-2001 by Ord. No. 14-2001; 2-11-2002 by Ord. No. 1-2002; 8-9-2004 by Ord. No. 36-2004; 6-13-2005 by Ord. No. 18-2005
By Ord. No. 7-2008]

Zone	Max Stories	Height (feet)	Minimum Yards (feet) (c)			Min Lot Area (square feet)	Max Distance From Row Area To Be Calculated	Min Lot Width (n)		Min Lot Depth	Max Impervious Cover (%)	Max Principal Building Coverage (%)	Other Req
			Front	Side (Each)	Rear			Interior	Corner				
R-C	SF Residential Cluster												
R-1	2 ½	35	50	20 (i) (n)	50	25,000	200	125 (g)	155	135	20%	10%	
R-2	2 ½	35	40	20 (i) (n)	50	15,000	175	100 (b)	120	135	25%	12.5%	
R-3	2 ½	35	35	12 (i) (n)	40	9,375	125	75	100	100	30%	15%	
R-4	2 ½	35	30	8 (i) (n)	40	6,250	125	50	75	110	40%	20%	
R-4	2 ½	35	30	10 (i) (n)	40	7,250	125	60	85	110	40%	20%	
R-5	2 ½	35	See Section 195-32.1			65,000	-	150	200	300	50%	25%	See Section
R-5A	MF Residential												
R-6	2 ½	35	See Section 195-32.1			65,000	-	150	200	300	50%	25%	See Section
R-6	Attached SF & Patio Homes												
R-SH	4	40	100	45	50	4 acres	-	200	200	250	50%	25%	See Section
P	2 ½	35	30	10	40	7,250	125	60	85	110	60%	-	
P	Residential / Office												
CBD-1	3 (p)	45	(b)	(c)	(d)	10,000	-	75	100	100	85%	-	
CBD-2	Central Business												
CC	2 ½	35	15	5	15	7,500	150	50	75	150	70%	(k)	Max FAR
U	(f)	(f)	100	50	50	25 acres	-	1,000	-	-	20%	-	
U	University												
OR	3	55 Elev. 282 (based on NAVD 88)	75	40	75	100,000	-	250	-	-	57%	-	No building constructed close feet to any bona residential.
POR	2 ½	35	(l)	(l)	(l)	25 acres	-	-	-	-	3%	-	
POR	Private Outdoor Recreation												
PCD-O	Planned Commercial Development Office Zone												
R-PH	Residential Public Housing												
See Section 195 - 32.18 requirements													
See Section 195 - 32.12 requirements													

Notes: See notes following Schedule I

MADISON CODE

Zoning Schedule I: Height, Yard, Area and Bulk Requirements

Notes:

- a. The minimum lot width shall be measured at the minimum required setback line and maintained for a minimum distance of 40 feet to the rear of the minimum line. The minimum lot width at the ROW line shall not be less than 50% of the minimum required lot width but not less than 50 feet.
- b. Front yard in CBD Zone: The predominant setback shall be maintained in the CBD-1 Zone but shall not exceed 12 feet. The predominant setback shall be maintained in the CBD-2 Zone but shall not exceed 20 feet.
- c. Side yard requirements for CBD: None, except where abutting a side yard in a residential zone, then a side yard of one foot for every two feet of height of the principal structure in the CBD Zone. No such side yard shall be less than 10 feet and none need be greater than 30 feet.
- d. Rear yard in CBD Zone: One foot of rear yard for each two feet in height of principal building, with a minimum rear yard of 25 feet
- e. Walls, fences and gates and archways may be built up to 5 feet of property line.
- f. Maximum of 40 feet at minimum setback lines: for each additional 3 feet of setback an additional one foot of height is permitted, up to a maximum of 66 feet.
- g. No lot fronting on a cul-de-sac or curved street line shall have a frontage, as measured along the arc of its front street line, of less than 100 feet.
- h. No lot fronting on a cul-de-sac or curved street line shall have a frontage, as measured along the arc of its front street line, of less than 75 feet.
- i. Each side yard shall be the minimum stated in the schedule, if the property in question meets the minimum lot width (interior or corner).
- j. Maximum front yard shall be 25 feet.
- k. Maximum building footprint: 5,000 square feet.
- l. A minimum perimeter setback of 65 feet shall be provided. Parking shall be set back a minimum of 40 feet from the boundary line and shall be screened from adjacent properties and the public right-of-way.
- m. (Reserved)
- n. If the lot exceeds the minimum lot width, each side yard shall be increased by 20% of the excess lot width in question. [Amended 8-9-2004 by Ord. No. 36-20]
- o. Except for the provisions in 195-32.5F concerning apartments over retail and/or office uses. [Added 6-13-2005 by Ord. No. 18-2005]
- p. The minimum building height shall be two stories, except that where a building on an interior lot is located between buildings, each having two or more stories, a vertical façade extension depicting a second story as viewed from the street shall be considered as complying with this minimum height provision. Relief from minimum story requirement shall be considered a variance under N.J.S.A.40:55D-70c. [Added 3-24-2008 by Ord. No. 7-2008]
- q. See 195-32.7E(9) for additional information on the calculation of impervious coverage.

**BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT**

Permission for Board Members to Enter the Property

I PAUL A. MANDONE JR, hereby give permission to the members of the Zoning Board of Adjustment of the Borough of Madison and its authorized representatives and experts to enter onto the premises of the subject property located at:

113 CENTRAL AVE.

(address of subject property)

for the purpose of evaluation of the variance application that is presently pending before the Board of Adjustment.



Signature of Applicant

Signature of Owner
(if other than applicant)

Print

AFFIDAVIT OF SERVICE

In the matter of the application of:

State of New Jersey
County of Morris

_____, of full age, being duly sworn according to law, on his oath deposes and says that he/she is _____ (agent of) the above named appellant: that on _____ he/she served a notice to all property owners within 200 feet of the property affected in this matter.

Said notice was given by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered mail receipts are attached hereto.

Notice was also published in the official newspaper of the municipality as required by law.

Attached to this affidavit is a list of owners of property within 200 feet of the affected property who were served, showing the block and lot numbers of each property as same appear on the municipal tax map.

Also attached is a copy of the proof of publication of notice in the official newspaper of the municipality.

Signature of Applicant

Sworn and subscribed to before me

This _____ day of _____, 20____.