BOROUGH OF MADISON

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

APPLICATION FOR DEVELOPMENT

( ) Planning Board
(•) Board of Adjustment
App. Number: _____

Date of First Submission: _____
Valid Application Date: _____
Completeness Date: _____

1. PROPERTY INFORMATION

Address: 16 Rose Avenue Zone: R-3
Tax Map Number: _____ Block: 309 Lot(s): 15
Present Use: Single Family Residential

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: John Speranza
Address: 16 Rose Avenue
City/State/Zip: Madison, NJ 07940
Phone #: 973-769-7555 Fax: _____ Email: johnsperanza@gmail.com
Applicant is a(n): (•) Individual ( ) Partnership ( ) Corporation

CONTACT FOR APPLICATION

Name: Dan Valvano – Brian Siegel Architects
Address: 262 Main Street, 2nd Floor
City/State/Zip: Chatham, NJ 07928
Phone #: 9736353621 Fax: _____ Email: dan@briansiegelarchitects.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 of 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: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
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: Brian Siegel

Address: 262 Main Street, 2nd Floor, Chatham, NJ 07928

Phone #: 9736353621 Fax: _____ Email: brian@briansiegelarchitects.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:

See attached.

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.

See attached.

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

none

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

Signature of the Applicant: _____ Date: 6/2/2020

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

9. Brief Description of Project:

The property currently consists of a one and a half story residential home with three bedrooms and two bathrooms. The proposed renovations include adding a new rear yard addition off the back of the existing structure. This addition would allow for a larger kitchen and family room on the first floor along with a new master bedroom, bathroom, and walk-in closet on the second floor.

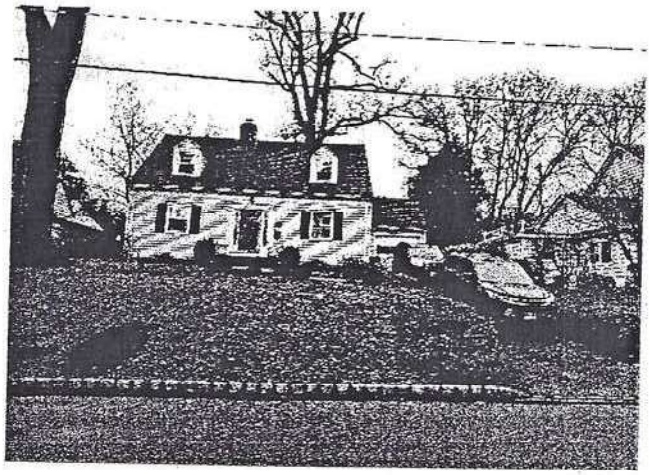
10. Does the Application Comply with all Requirements of the Zone:

The new addition will add additional building coverage to the existing structure. Due to the area of the existing undersized lot (7,800 sf), the allowable Building Coverage is 1,170 sf (15%). The new addition will increase the existing building coverage by 349 sf, going from 1,354 sf (17.3%) to 1,703 sf (21.8%). This will require a variance for relief for Building Coverage; town ordinance 195-29.3.

Speranza Variance Images:

16 Rose Avenue, Madison, NJ

Taken 3-31-2020



Front

Rear

Left

Right

Board of Adjustment
Borough of Madison
50 Kings Road
Madison, NJ 07928

RE: Application of John and Ashley Speranza @ 16 Rose Avenue, Madison, NJ

To the Board of Adjustment:

Our clients, John and Ashley Speranza, would like the Board of Adjustment to review their application for variance relief for Building Coverage; ordinance 195-29.3.

John and Ashley would like to expand her current three bedroom/ two bathroom home while keeping its existing street appeal. They are proposing a new rear yard addition off the back of their existing one and a half story structure. This addition would allow for a larger kitchen and family room on the first floor along with a new master suite above. This addition would trigger the need for a variance for Building Coverage. We are asking that the board consider granting this variance for the following reasons:

1. The current size of the lot is 83.2% of the Required Lot Area. (7,800 sf vs 9,375 sf) This has a large impact on the size of the home that can be built. As we will show, we have attempted to craft an expanded home with current living amenities, which is still proportionate to other homes in the neighborhood.
2. Our goal is to maintain the look of the existing home, while adding the living space desired in a home in this day and age.

Based on the points listed above, we feel that the applicant is demonstrating, in good faith, that the proposed design is reasonable in scope/ scale, in good standing with the other neighboring properties, and will not impede the intent and purpose of the Madison's planning and zoning ordinances, if granted.

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT

Permission for Board Members to Enter the Property

I John Speranza, 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:

16 Rose Avenue
(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)

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

APPLICATION No. 20-099

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.

Section I (to be completed by Applicant)

I John Speranza of 16 Rose Avenue (address)
am making application to the Planning Board/Zoning Board of Adjustment for the development of
Lot 15 Block 309, in the R-3 Zone, located at 16 Rose Avenue,
whose owner of record is John Speranza.

This tract was formerly subdivided on _____.
Original Lot(s) No. _____, Block _____.
I acquired interest in this property on _____.
I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

3/4/20
Date

J. Speranza
Applicant's Signature

Section II (to be completed by Tax Collector)

I find that:
- ☒ All taxes due have been paid.
- ○ All assessments due have been paid
- ○ The following are delinquent and past due:

3-4-20
Date

Christine Gonzalez
Tax Collector

Gmail

John Speranza <johnsperanza@gmail.com>

Balance/16 Rose Avenue

1 message

Carey, Donna <CareyDj@fin.rosenet.org>
To: "Boardman, Frances" <boardmanf@rosenet.org>
Cc: John Speranza <johnsperanza@gmail.com>

Mon, Jun 8, 2020 at 10:04 AM

Fran,

Below please see that Mr. & Mrs. John Speranza of 16 Rose Avenue have a zero balance.

If you need anything further please reach out to me via email or phone.

Be Safe

Thank you

Regards

Donna

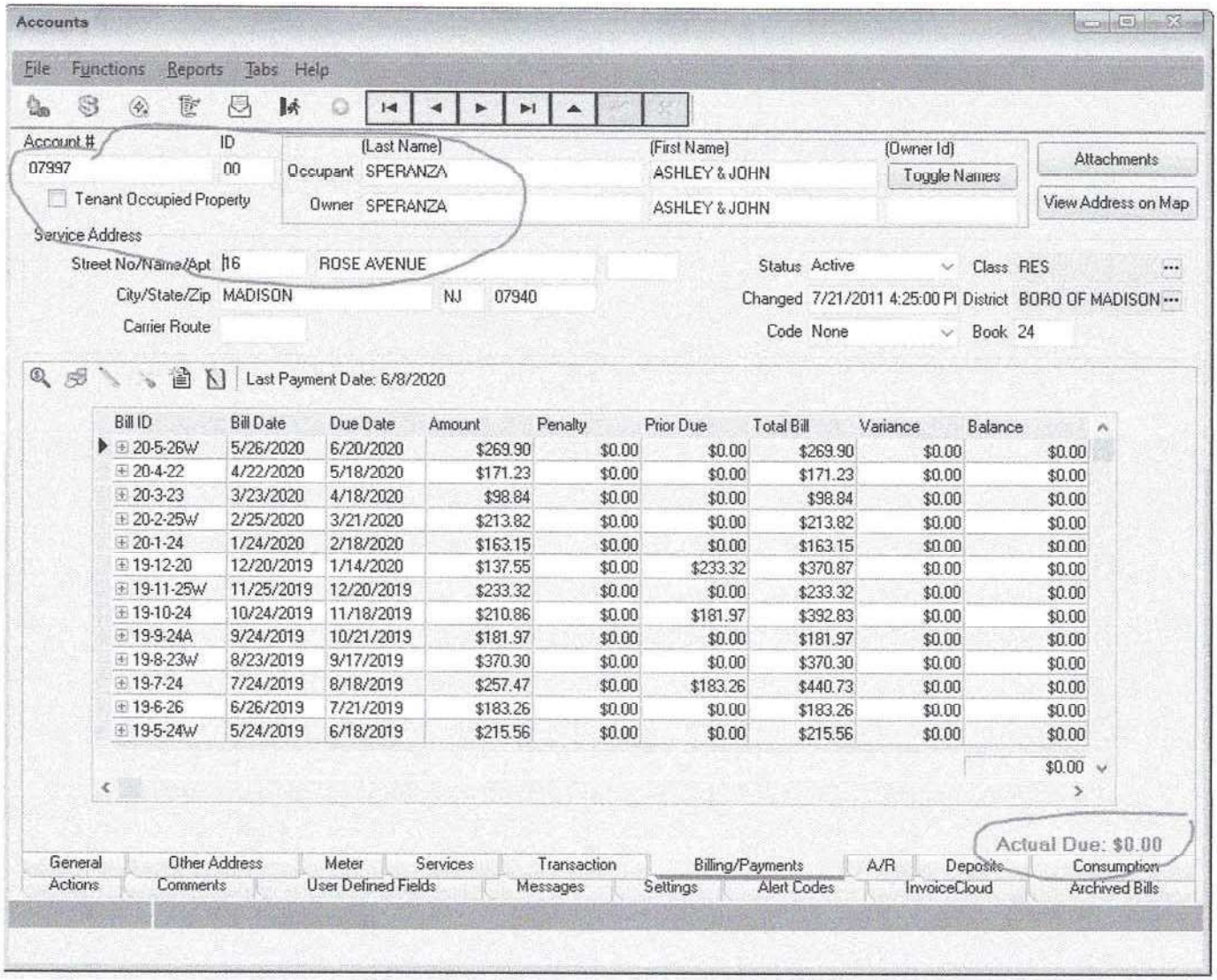
Donna J. Carey

Utility Collector

Borough of Madison

973-593-3048

careydj@rosenet.org


Accounts
File Functions Reports Tabs Help
Account # 07997
ID 00
Tenant Occupied Property
(Last Name)
Occupant SPERANZA
Owner SPERANZA
(First Name)
ASHLEY & JOHN
ASHLEY & JOHN
(Owner Id)
Toggle Names
Attachments
View Address on Map
Service Address
Street No/Name/Apt 16 ROSE AVENUE
City/State/Zip MADISON NJ 07940
Carrier Route
Status Active
Class RES
Changed 7/21/2011 4:25:00 PI
District BORO OF MADISON
Code None
Book 24
Last Payment Date: 6/8/2020
Bill ID | Bill Date | Due Date | Amount | Penalty | Prior Due | Total Bill | Variance | Balance
20-5-26W | 5/26/2020 | 6/20/2020 | $269.90 | $0.00 | $0.00 | $269.90 | $0.00 | $0.00
20-4-22 | 4/22/2020 | 5/18/2020 | $171.23 | $0.00 | $0.00 | $171.23 | $0.00 | $0.00
20-3-23 | 3/23/2020 | 4/18/2020 | $98.84 | $0.00 | $0.00 | $98.84 | $0.00 | $0.00
20-2-25W | 2/25/2020 | 3/21/2020 | $213.82 | $0.00 | $0.00 | $213.82 | $0.00 | $0.00
20-1-24 | 1/24/2020 | 2/18/2020 | $163.15 | $0.00 | $0.00 | $163.15 | $0.00 | $0.00
19-12-20 | 12/20/2019 | 1/14/2020 | $137.55 | $0.00 | $233.32 | $370.87 | $0.00 | $0.00
19-11-25W | 11/25/2019 | 12/20/2019 | $233.32 | $0.00 | $0.00 | $233.32 | $0.00 | $0.00
19-10-24 | 10/24/2019 | 11/18/2019 | $210.86 | $0.00 | $181.97 | $392.83 | $0.00 | $0.00
19-9-24A | 9/24/2019 | 10/21/2019 | $181.97 | $0.00 | $0.00 | $181.97 | $0.00 | $0.00
19-8-23W | 8/23/2019 | 9/17/2019 | $370.30 | $0.00 | $0.00 | $370.30 | $0.00 | $0.00
19-7-24 | 7/24/2019 | 8/18/2019 | $257.47 | $0.00 | $183.26 | $440.73 | $0.00 | $0.00
19-6-26 | 6/26/2019 | 7/21/2019 | $183.26 | $0.00 | $0.00 | $183.26 | $0.00 | $0.00
19-5-24W | 5/24/2019 | 6/18/2019 | $215.56 | $0.00 | $0.00 | $215.56 | $0.00 | $0.00
$0.00
Actual Due: $0.00
General Other Address Meter Services Transaction Billing/Payments A/R Deposits Consumption
Actions Comments User Defined Fields Messages Settings Alert Codes InvoiceCloud Archived Bills

MADISON
NEW JERSEY

Mr. John Speranza.
16 Rose Avenue
Madison, NJ 07940

May 14, 2020

Re: Proposed; 2nd Story Addition, 2-1/2 Rear Addition, Rear Deck with Pergola, Front Portico over Existing Front Stoop, Expansion of Existing Driveway, Generator, (2) A/C Units, Blue Stone Front Walk, Drywell "If Required"

Removals; Existing Shed, Garden 4"x 4" Railroad Ties, (2) Trees, 38" & 46"

16 Rose Avenue – Block 309 – Lot 15 – Zone R-3 – ZPA # 20-099

Mr. Speranza,

I have reviewed your application for a Zoning Permit, having reviewed the following documents.

- Site and Architectural Plans (8 dwgs) titled "Speranza Residence 16 Rose Avenue, Madison NJ 07940", Prepared by Brian Siegel Architects, last revised "BOA Application Set: March 3, 2020".

- **Your request is hereby denied based upon the following.**

	Required Permitted	*Existing*	Proposed	Code Sec.
Max. Principal Building Coverage	**15.0% (1,170 s.f.)**	**17.3% (1,354 s.f.)**	**21.8% (1,703 s.f.)**	**195-29.3**

You have the right to appeal this denial to the Zoning Board of Adjustment. The application, instructions and checklist are available on the Borough Web Site at www.Rosenet.org/gov. Should you have any concerns please feel free to call me at 973-593-3065.

Sincerely,

Daniel C. Buckelew, Sr.
Deputy Zoning Officer

c.c. F.B.
309-15D-2020dcb

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)				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size	9,375 sf	7,800 sf	no change	ex'g non-conforming
Minimum lot width	75'	60'	no change	ex'g non-conforming
Minimum lot depth	100'	130'	no change	
Principal Building:				
Minimum front yard setback	35'	34.75'	31.0' to portico	ex'g non-conforming
Minimum side yard (r) setback	6'	6.34'	no change	
Minimum side yard (l) setback	6'	6.55'	no change	
Minimum rear yard setback	40'	59.8'	51.3' +/-	
Maximum building height	35'	25.1'	no change	
Maximum building stories	2 - 1/2	1 - 1/2	no change	
Maximum Principal building coverage	1,170	1,354 SF	1,703 SF	X
Max. proposed building coverage ratio	15 %	17.3 %	21.8 %	X
Accessory Structure:				
Minimum side setback				
Minimum rear setback				
Maximum floor area				
Maximum building height				
Impervious lot coverage (list all additional impervious surfaces, including any area not listed below)	2,340	2,909	2,316	
1. Principal building coverage (insert SF from above)	1,170	1,354 SF	1,703 SF	
2. Garage		inc.above SF	inc.above SF	
3. Shed		inc.above SF	0 SF	
4. Driveway		479 SF	479 SF	
5. Front walk/stoop		44 SF	44 SF	
6. Rear walks/patio		860 SF	0 SF	
7.		45 SF	0 SF	
8.		121 SF	57 SF	
9.		6 SF	33 SF	
Total impervious lot coverage	2,340	2,909 SF	2,316 SF	
Max. impervious lot coverage ratio	30	37.3 %	29.7 %	
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

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 (a)		Min Lot Depth	Max Impervious Cover (%)	Max Principal Building Coverage (%)	Other Re
				Front	Side (Each)	Rear			Interior	Corner				
R – C	SF Residential Cluster	See Section 195 – 32.2 requirements												
R – 1	SF Residential	2 ½	35	50	20 (i) (n)	50	25,000	200	125 (g)	155	135	20%	10%	
R – 2	SF Residential	2 ½	35	40	20 (i) (n)	50	15,000	175	100 (h)	120	135	25%	12.5%	
R – 3	SF Residential	2 ½	35	35	12 (i) (n)	40	9,375	125	75	100	100	30%	15%	
R – 4	SF Residential	2 ½	35	30	8 (i) (n)	40	6,250	125	50	75	110	40%	20%	
R – 4	2 F Residential	2 ½	35	30	10 (i) (n)	40	7,250	125	60	85	110	40%	20%	
R – 5	MF Residential	2 ½	35	See Section 195-32.1			65,000	-	150	200	300	50%	25%	See Sectio
R - 5A	MF Residential													See Sectio
R – 6	Attached SF & Patio Homes	2 ½	35	See Section 195-32.1			65,000	-	150	200	300	50%	25%	See Sectio
R – SH	Senior Citizen Housing	4	40	100	45	50	4 acres	-	200	200	250	50%	25%	See Sectio
P	Residential / Office	2 ½	35	30	10	40	7,250	125	60	85	110	60%	-	
CBD - 1	Central Business	3 (p)	45	(b)	(c)	(d)	10,000	-	75	100	100	85%	-	
CBD – 2	Central Business	Same as CBD – 1 for nonresidential uses, except that the maximum impervious coverage shall be 85%. For residential uses, Standards of R – 4 Zone shall apply												
CC	Community Commercial	2 ½	35	15	5	15	7,500	150	50	75	150	70%	(k)	Max FA
U	University	(f)	(f)	100	50	50	25 acres	-	1,000	-	-	20%	-	
OR	Office & Research	3	55 Elev. 282 (based on NAVD 88)	75	40	75	100,000	-	250	-	-	57%	-	No buildin constructed cl feet to any bo residenti
POR	Private Outdoor Recreation	2 ½	35	(l)	(l)	(l)	25 acres	-	-	-	-	3%	-	-
PCD –O	Planned Commercial Development Office Zone	See Section 195 – 32.18 requirements												
R - PH	Residential Public Housing	See Section 195 – 32.12 requirements												

Notes: See notes following Schedule I

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 se 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 in 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)[1]
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. 36-2004**
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 in l 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 th 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.

20-21

REQUEST FOR 200' LIST

$10.00 FEE-PAYABLE TO: THE BOROUGH OFMADISON

THIS LIST IS VALID FOR 60 DAYS ONLY

N.J.S. 40:55D-12c provides that, upon written request of an applicant, the "administrative officer" of a municipality shall, **within SEVEN DAYS**, make and certify a list from the current tax duplicate of names and addresses of owners to whom the applicant is required to give notice.

NAME: John Speranza

ADDRESS: 16 Rose Avenue

BLOCK: 309 LOT: 15

PHONE NUMBER: 973-796-7555

DATE REQUESTED: 6/1/20

RECEIVED
JUN 01 2020
Borough of Madison
Tax Assessor's Office

20-21

BOROUGH OF MADISON

LIST OF PROPERTY OWNERS WITHIN A 200' RADIUS

TO BE SERVED FOR ZONING VARIANCES AND/OR SUBDIVISION AND/OR SITE PLAN APPLICATIONS

I certify that the attached list is an accurate and complete list of property owners and their addresses. They must be given notice pursuant to the requirements of N.J.S.A. 40:55D-7.1. Said list has be prepared for the most recent tax rolls of the Borough of Madison. This list is only valid for 60 days.

SIGNATURE: _____

DATE: 6/2/20

OWNER: Ashley & John Speranza

ADDRESS: 16 Box Tree

APPLICANT: John Speranza

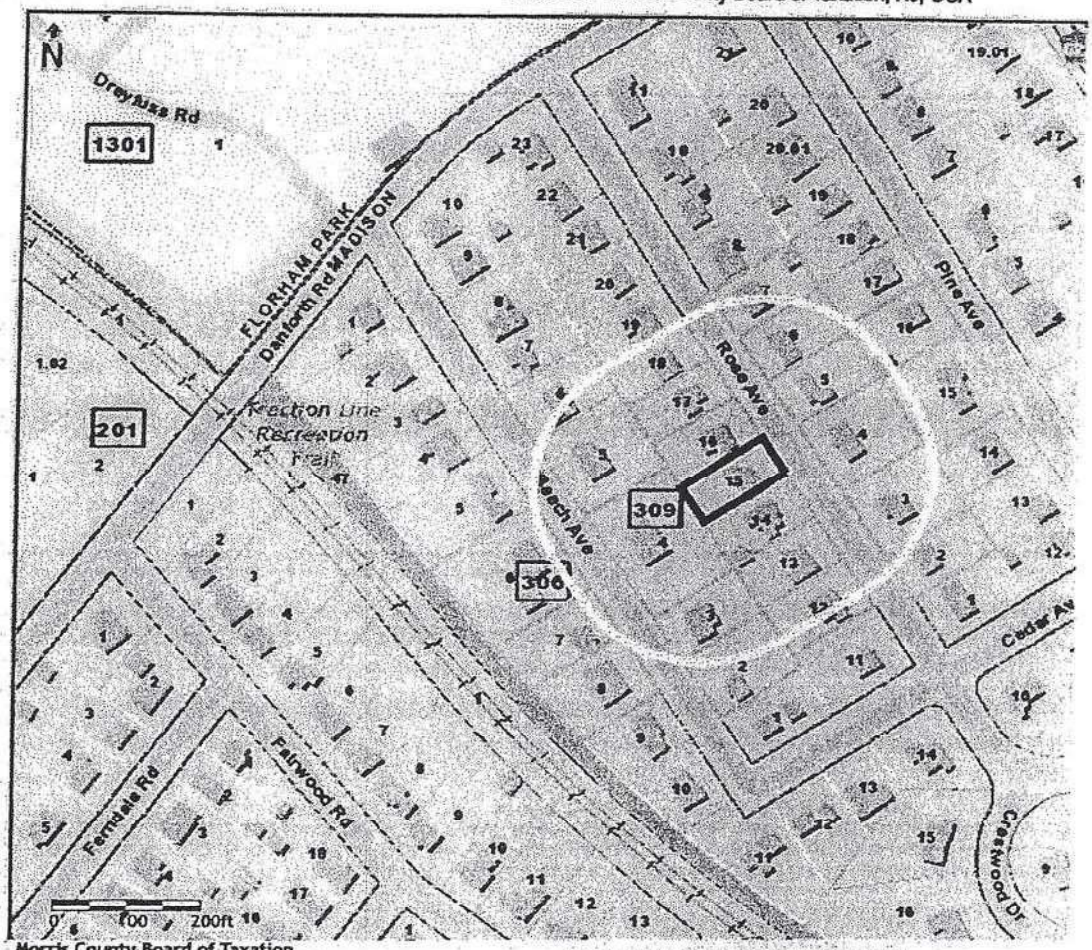
COMPANY: /

BLOCK/LOT: 309/15

REPORT: 20-21 (update)

PAYMENT TYPE: CASH ( ) CHECK (✓) # 4693

PAYMENT DATE: 6/1/20



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event, shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_309_15	0.1791	16 ROSE AVE	SPERANZA, JOHN & ASHLEY	16 ROSE AVE MADISON, NJ 07940

In accordance with STATE law you must notify the following utility companies listed in the Borough of Madison.

GAS

Public Service Electric and Gas Company
Manager- Corporate Properties
80 Park Plaza, T6B
Newark; New Jersey 07102

TELEPHONE

Verizon of New Jersey – Highlands
Paul Grosso, ROW Department
290 W Mt. Pleasant Avenue – Room 40D2
Livingston, New Jersey 07039

CABLE

Cablevision of Morris
Hollis Orderson, Engineering Department
683 Route 10 East
Randolph, New Jersey 07869-3799

If the property is adjacent to a County Road, legal notice must be sent to the following:

Morris County Planning Board
P.O. Box 900
Morristown, New Jersey 07963

If the property is adjacent to a State Highway, legal notice must be sent to the following:

N.J.D.O.T.
1035 Parkway Avenue
CN 600
Trenton, New Jersey 08625

If the property is within 200' of an adjoining municipality, legal notice must be sent to the Clerk of said municipality. A 200' list of property owners will also need to be obtained and notified.

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_306_5	0.4017	22 BEECH AVE	GOUVEIA, JUDITH & BERNARD (TRUSTS)	22 BEECH AVE MADISON, NJ 07940
1417_306_6	0.5540	16 BEECH AVE	KREHA, STEPHEN A/JANET M	16 BEECH AVE MADISON, N. J. 07940
1417_306_7	0.2530	12 BEECH AVE	OCCHIOGROSSO, FRANK & JANE B	12 BEECH AVE MADISON, NJ 07940
1417_306_8	0.3050	10 BEECH AVE	MATHEWS, SANDRA L	10 BEECH AVE MADISON, NJ 07940
1417_309_12	0.2238	6 ROSE AVE	SPATOLA, ALLEN J & ALISON	6 ROSE AVE MADISON, NJ 07940
1417_309_13	0.2238	10 ROSE AVE	MORRISON, STEPHEN C/LAURIE G	10 ROSE AVE MADISON, NJ 07940
1417_309_14	0.2238	14 ROSE AVE	NIELSEN, THOMAS O/JENNIFER G	14 ROSE AVE MADISON, NJ 07940
1417_309_15	0.1791	16 ROSE AVE	SPERANZA, JOHN & ASHLEY	16 ROSE AVE MADISON, NJ 07940
1417_309_16	0.2089	18 ROSE AVE	PODA, CHRISTOPHER J & MARY LOUISE	18 ROSE AVE MADISON, NJ 07940
1417_309_17	0.1930	20 ROSE AVE	BORCHERDING, MARK/PATRICIA	20 ROSE AVE MADISON, NJ 07940
1417_309_18	0.1930	24 ROSE AVE	GUBITOSI, LOUIS A & JAIME M	24 ROSE AVE MADISON, NJ 07940
1417_309_19	0.1930	26 ROSE AVE	LIST, WILLIAM H S & CAROLINE F	26 ROSE AVE MADISON, NJ 07940
1417_309_2	0.2775	5 BEECH AVE	BALWIERCZAK, JOSEPH	5 BEECH AVE MADISON, NJ 07940
1417_309_3	0.2238	9 BEECH AVE	DORE, TED A/JANET M	9 BEECH AVE MADISON, NJ 07940
1417_309_4	0.5044	17 BEECH AVE	HUNOVAL, JOSEPH A JR & ELLEN C	17 BEECH AVE MADISON, NJ 07940
1417_309_5	0.3930	19 BEECH AVE	MURPHY, JUDITH	19 BEECH AVE MADISON, NJ 07940
1417_309_6	0.2238	25 BEECH AVE	JACARUSO, DANICA	25 BEECH AVE MADISON, NJ 07940
1417_310_14	0.2238	8 PINE AVE	DICKSON, JENNIFER DUDINAK & MICHAEL	8 PINE AVE MADISON, NJ 07940
1417_310_15	0.3870	14 PINE AVE	COULTAS, JUNE/COULTAS, B/THURSTON,L	14 PINE AVE MADISON, NJ 07940
1417_310_16	0.2537	18 PINE AVE	GONNELLA, DANIELLE	18 PINE AVE MADISON, NJ 07940
1417_310_17	0.2089	20 PINE AVE	MATLACK, ANNE J & JABEZ L.	20 PINE AVE MADISON, NJ 07940
1417_310_2	0.2089	5 ROSE AVE	KIRCH, ELLEN	5 ROSE AVE MADISON, NJ 07940
1417_310_3	0.3343	9 ROSE AVE	NICEBERG/OKAMOTO, PETER K/SHARON	9 ROSE AVE MADISON, NJ 07940
1417_310_4	0.3343	15 ROSE AVE	BROGAN, RITA	15 ROSE AVE MADISON, NJ 07940
1417_310_5	0.2238	17 ROSE AVE	GEFFKEN, GEOFFREY & MARILYN	17 ROSE AVE MADISON, NJ 07940

Buffer List - Morris County Board of Taxation, NJ, USA

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_310_6	0.2238	19 ROSE AVE	MC GUIRE, PATRICK J/DANIELLE J	19 ROSE AVE MADISON, NJ 07940
1417_310_7	0.2238	23 ROSE AVE	MELVIN, JAMES C/ALLISON E	23 ROSE AVE MADISON, NJ 07940

Applicant Requirements for Virtual Meetings

Due to the COVID-19 Public Health Emergency, Madison Planning Board, Zoning Board and Technical Coordinating Committee (TCC) meetings will be held virtually through Zoom for the foreseeable future.

We have implemented policies and procedures for applicants to follow in regards to providing documents ahead of the meeting to ensure the public can easily access all materials.

Please select the board in which you are applying for below to review the requirements for applying, as well as the critical deadlines.

Complete video and audio recording links of any/all meetings will be shared with the applicants attorney 24 hours after the meeting. Applicants who prefer to have their own reporter are permitted to do so.

Zoning Board

Important Information

The below information MUST be received as PDFs via file transfer/Dropbox/Google Drive Link by close of business at 4:30 P.M. (deadlines outlined below). Documents should NOT be emailed individually. All documents must be properly listed with application number for posting online under the Zoning Board of Adjustment web page for the public to view.

Information must be sent to both communication@rosenet.org and boardmanf@rosenet.org. Hard copies will not be accepted as substitutes to the below information. Applications that have already been submitted as hard copies must still provide the documents as outlined below.

14 days prior to your scheduled hearing

- Completed Application;
- Denial Letter;
- Survey/site plan showing the proposed changes;
- Photograph showing proposed site (if any);
- Prior resolutions (if any);
- Zoning Table;
- Entire set of plans, each sheet will need to be its own PDF and clearly labeled/named with the sheet number/content - this is to ensure the public can easily access these files without barriers due to file size;
- 200' list, include the accompanying map;
- Any/all other documents that will be accompanying your application, or will be presented at the hearing;

OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).

John Speranza

Owner John Speranza 6/2/20

Sworn to and subscribed before me this

2nd day of June, 2020.

Lidia B

A notary public of the state of New Jersey

LIDIA BENDELIC
Notary Public
State of New Jersey
My Commission Expires Dec. 26, 2024
I.D.# 2459600

MADISON
NEW JERSEY

Borough of Madison
Hartley Dodge Memorial
50 Kings Road
Madison, NJ 07940

Borough Clerk's Office
o: 973-593-3042
e: clerk@rosenet.org
w: rosenet.org

BOROUGH OF MADISON ZONING BOARD OF ADJUSTMENT

NOTICE OF ELECTRONIC VIRTUAL MEETING FOR THE REGULARLY SCHEDULED MEETING OF THE MADISON BOROUGH ZONING BOARD OF ADJUSTMENT ON JULY 9, 2020

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, and P.L. 2020, c.11, approved on March 20, 2020, which allows public bodies to conduct meetings and provide notice by electronic means during periods of such emergency, the Borough of Madison Zoning Board of Adjustment hereby notifies the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the regular monthly meeting of the Board of Adjustment scheduled for July 9, 2020 at the Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey will be held electronically only, beginning at the previously scheduled time of 7:30 p.m.

The agenda for the meeting on July 9, 2020 includes several public hearings for which public participation will be permitted consistent with the Municipal; Land Use Law pursuant to the procedures set forth in this notice and posted on the Borough of Madison Rosenet website at https://www.rosenet.org/1278/Virtual-Zoning-Board-Meetings Members of the public who wish to monitor and/or participate in these public meeting proceedings may join from a PC, Mac, iPad, iPhone or Android device at https://us02web.zoom.us/j/83790050023 or join by phone by dialing one of the below numbers and entering the Webinar ID when prompted:

+1 312 626 6799 or +1 929 205 6099 or
+1 346 248 7799 or +1 669 900 6833 or
+1 253 215 8782 or +1 301 715 8592

Webinar ID: 837 9005 0023

The application materials that are the subject of the pending variance applications will be posted on the Madison Borough website at http://www.rosenet.org/ prior to the hearing, subject to supplementation no later than 5 days prior to the hearing date, and the application materials may be viewed and downloaded/copied at the website location. Anyone encountering difficulty in accessing these materials should contact Board of Adjustment Secretary Frances Boardman by phone at 973.593.3060 or by email at boardmanf@rosenet.org.

5 business days prior to your scheduled hearing

- Any additional pre-marked exhibits that will be presented at the hearing - each exhibit will need to be its own PDF and clearly numbered and clearly labeled

24 hours prior to your scheduled hearing

- A list of any/all witnesses that will need permission granted for them to use video/share screen and microphone during the hearing

Deadlines and meeting links for notices

- June 11, 2020 at 7:30 P.M.
  - Meeting access information:
    - https://us02web.zoom.us/j/81178823900
      - +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
      - Webinar ID: 811 7882 3900
  - Deadlines:
    - 14 days prior: May 28
    - 5 business days prior: June 4
    - 24 hours prior: June 10

- July 9, 2020 at 7:30 P.M.
  - Meeting access information:
    - https://us02web.zoom.us/j/83790050023
    - +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
    - Webinar ID: 837 9005 0023
  - Deadlines:
    - 14 days prior: June 24
    - 5 business days prior: July 1
    - 24 hours prior: July 8

Failure to meet the deadlines could result in your hearing being moved to a future meeting
All information above can be found on Rosenet at:
https://www.rosenet.org/1275/Applicant-Requirements-for-Virtual-Meeti

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.

	CHECKLIST A 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.	Submitted	For Borough Use
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 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	NA	
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)	NA	
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	NA	
13	Copies of any deed restrictions or easements that affect the property	NA	
14	Draft Public Notice/Publication	✓	
15	Statement of reasons why the application is necessary and facts and information that would support an approval	✓	

Prepared by: [signature]

Date: 6/2/20