

**BOROUGH OF MADISON**

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

**APPLICATION FOR DEVELOPMENT**

( ) Planning Board

(X) Board of Adjustment

App. Number: Z 20-012

Date of First Submission: \_\_\_\_\_

Valid Application Date: JUN 30 2020

Completeness Date: \_\_\_\_\_

**1. PROPERTY INFORMATION**

Address: STATION ROAD

Zone: R-PH

Tax Map Number: \_\_\_\_\_ Block: 2207

Lot(s): 15

Present Use: AFFORDABLE HOUSING

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 (X) 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: BOROUGH OF MADISON

Address: 50 KINGS ROAD

City/State/Zip: MADISON, NEW JERSEY, 07940

Phone #: 973-593-3600

Fax: 973-593-3455

Email: CODEYR@ROSENET.OLG

Applicant is a(n): ( ) Individual ( ) Partnership ( ) Corporation

**CONTACT FOR APPLICATION**

Name: RAYMOND CODEY - BOROUGH ADMINISTRATOR

Address: 50 KINGS ROAD

City/State/Zip: MADISON, NEW JERSEY 07940

Phone #: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: CODEYR@ROSENET.OLG

**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: _____
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: MADISON HOUSING AUTHORITY

Address: 24 CENTRAL AVE, MADISON, NJ 07940 Telephone Number: 973-377-0258

OWNER MUST SIGN ATTACHED AUTHORIZATION

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

Name: RAYMOND CODEY

Address: 50 KINGS ROAD MADISON, NJ 07940

Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: CODEYR@ROSENET.ORG

**6. APPLICANT'S ENGINEER**

Name: ROBERT A. VOGEL, PE

Address: 50 KINGS ROAD MADISON, NJ 07940

Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: VOGELR@ROSENET-ORG

**7. APPLICANT'S ARCHITECT**

Name: WILLIAM CHALLEROY ARCHITECT

Address: 114 TITUS MILL ROAD PENNINGTON, NJ 08534

Phone #: 609-577-3966 Fax: \_\_\_\_\_ Email: WLC43@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:

CONVERSION OF (2) FOUR BEDROOM AFFORDABLE UNITS TO (4) TWO-BEDROOM AFFORDABLE UNITS INCLUDING A MODERATE INCREASE IN BUILDING FOOTPRINT AND ASSOCIATED SITE IMPROVEMENTS (SIDEWALKS, PATIOS + PRIVATE FENCING)

**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.

APPLICANT SEEKS A d(5) DENSITY VARIANCE TO ALLOW A TOTAL OF (13) DWELLING UNITS ON THE LOT WHERE THE R-PH ALLOWS A MAXIMUM OF (12) UNITS. A PARKING VARIANCE IS ALSO SOUGHT WHERE (26) SPACES ARE REQ'D AND (19) ARE PROVIDED. A FRONT YARD SET BACK VARIANCE IS REQ'D TO ALLOW THE CONSTRUCTION OF PATIOS IN THE STATION ROAD FRONT YARD.

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

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

Signature of the Applicant:  Date: 6/29/20

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

**OWNER'S CONSENT TO APPLICATION**

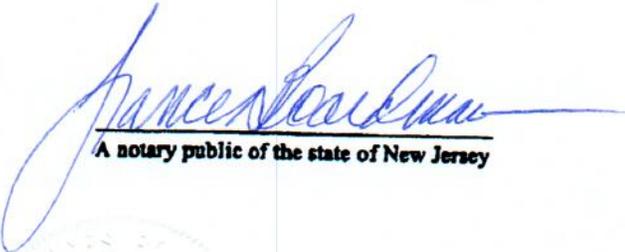
I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

(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).

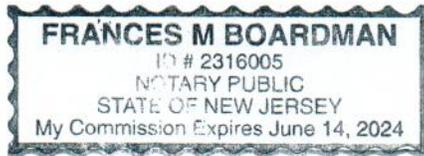
  
Owner

Sworn to and subscribed before me this

30 day of JUNE, 2020.



A notary public of the state of New Jersey



Madison Housing Authority – John Ave Conversions – Checklist Waiver Requests

Checklist A:

Item 4 – The Applicant is requesting a waiver from providing a current property survey. A Certificate in Lieu of Oath has been provided.

Item 9 – Copies of the 1981 Resolution for the development of this site has not been located.

Checklist C:

Items 4 & 6 – The Applicant is requesting a waiver from providing a current property survey. A Certificate in Lieu of Oath has been provided.

Item 7 – A waiver from providing a grading plan is requested as there are no changes to the runoff pattern anticipated and there is little grading required to construct the proposed improvements

Item 17 – There are no proposed changes to the existing site lighting associated with the proposed improvements.

Item 19 – There are no substantive changes to the existing underground utilities associated with the proposed improvements other than providing (2) new potable water services from the existing water main on site.

Item 25 – The site is currently buffered with vegetation and privacy fencing. The proposed improvements include replacement privacy fencing. The proposed building improvements are in a location currently buffered from adjacent properties.

Item 36 – The site has been previously developed prior to the adoption of wellhead protection ordinances and is not proposing significant site improvements. A waiver has been requested from providing a grading plan, and the proposed improvements are all located within previously disturbed flat areas of the site with little change in grading proposed. There are no riparian buffers on site.

Checklist D:

Item 4 - Copies of the 1981 Resolution for the development of this site has not been located.

## 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) <span style="float: right;">R-PH - RESIDENTIAL-PUBLIC HOUSING</span>				
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
Minimum lot size	N/A	84,840	84,840	
Minimum lot width	N/A			
Minimum lot depth	N/A			
<b>Principal Building:</b>				
Minimum front yard setback	50'	40' (ENC.)	NO CHANGE	
Minimum side yard (r) setback	50'		NO CHANGE	
Minimum side yard (l) setback	50'	88' (ENC.)	NO CHANGE	
Minimum rear yard setback	50'	53'	NO CHANGE	
Maximum building height	35'	30'	30'	
Maximum building stories	2 1/2	2 1/2	2 1/2	
Max. principal building coverage	N/A	SF	SF	
Max. pr. bldg. coverage ratio	%	%	%	
<b>Accessory Structure:</b>				
Minimum side setback	N/A			
Minimum rear setback				
Maximum floor area				
Maximum building height				
<b>Impervious lot coverage</b> (list all additional impervious surfaces, including any areas not listed below)				
1. Principal building coverage (insert SF from above)		6296 SF	6349.5 SF	
2. Garage		— SF	SF	
3. Shed		— SF	SF	
4. Driveway		6600 SF	6600 SF	
5. Front walks/stoop		2412 SF	2685 SF	
6. Rear walks/patio		1160 SF	1454 SF	
7.		SF	SF	
8.		SF	SF	
9.		SF	SF	
<b>Total impervious lot coverage</b>		16,468 SF	17,089 SF	
<b>Max. imperv. lot coverage ratio</b>	50 %	19.4 %	20 %	
<b>Other Requirements (if applicable)</b>				
MAX 12 UNITS	12	11	13	✓
MIN 2 PARKING SPACES / UNIT	26	19	19	✓

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

**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.

<b><u>CHECKLIST A</u></b>		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 c) Payments of Required application and escrow fees	X	
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	X	
3	Plans, elevations and architectural details per Checklist B, C, and/or D	X	
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	waived	
5*	Signed Report from the Borough Tax Collector that taxes for the property have been paid current	N/A	
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	X	
8	Photographs of the property from the front, back and both sides	X	
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)	waived	
10*	Copies of any letters or notices received from any Borough official, office, Board or agency	X	

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	X	
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	X	
14	Draft Public Notice/Publication	X	
15	Statement of reasons why the application is necessary and facts and information that would support an approval	X	

Prepared by: Raymond M. Cosen  
Date: 6/29/20

**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**

<b>CHECKLIST C</b>		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.			
<b>General Requirements</b>			
1	<u>Zoning requirements, including identification of necessary variance and/or waiver relief</u>	X	
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	X	
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	N/A	
4	<u>Plans drawn &amp; 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</u>	waived	
<b>For Subdivision and Preliminary Site Plan Plan Details Required</b>			
5	<u>Proper scale: 1" = 30' or as approved by Borough Engineer</u>	X	
6	<u>Current survey upon which plat or plan is based</u>	waived	
7	A grading plan showing, at 2' contour intervals, existing & proposed contours & elevations	waived	
8	<u>Standard sheet sizes: 8-1/2" x 13" 15" x 21"</u>	X	

	24" x 36"		
9	<b>Title block and basic information:</b> a) Title b) Name, address, & license number of preparer, with dates of preparation & revision c) North arrow and reference meridian (and on each following page) d) Ratio and graphic scale e) Tax map block, lot numbers & zone f) Name and address of owner of record and applicant, if different from the owner	X	
10	<b>The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following:</b> a) Key Map, at a scale of 1" = 500' or less showing zone boundaries b) Certified 200' list of all property owners, including adjoining municipalities, with names, addresses, lot and block numbers from Borough Tax Assessor c) Signature block with necessary signatures for the Board Chairman, Board Secretary and Borough Engineer d) Zoning analysis showing required, existing, and proposed zoning conditions, variances, and design waivers identified	X	
11	<b>Location of Zoning District and Municipal boundaries within 200 feet of development</b>	X	
12	<b>All dimensions (width, depth, height) in feet and inches, area values in square feet, and ratios in percent to two decimal places</b>	X	
13	<b>Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds</b>	X	
14	<b>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</b>	X	
15	<b>Existing and proposed additional floor area for each floor, basement, attic, porch area and accessory structures</b>	X	
16	<b>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</b>	N/A	
17	<b>Location, size, and details of all exterior lighting, with illuminance levels, isolux patterns and all requirements in 195-25.6</b>	WAVOC	
18	<b>Location, size and description of all existing and proposed utilities, including provision for storage and disposal of solid wastes</b>	X	
19	<b>Plans of proposed potable water &amp; 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 &amp; shall submit the results, approved by the Borough Board of Health, with the preliminary plat or plan</b>	WAVOC	
20	<b>Proposed location and size (including heights) and setbacks of all, mechanicals, including rooftop mechanicals</b>	X	
21	<b>Percentage of lot occupied by buildings and impervious coverage, including locations of any reference corners, location dimensions and kind of each permanent property monument</b>	X	

22	Location of all existing and proposed buildings, with building setbacks, side and rear yard distances	X	
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)	N/A	
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	X	
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	waived	
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).	N/A	
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	N/A	
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	X	
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	waived	
30	Completed Borough of Madison Preliminary Environmental Checklist		
31	Where appropriate, the plat or plan shall indicate provisions for energy conservation	N/A	
32	A list of all licenses, permits or other approvals required by law, including proof of service	X	
---	<b>Other Requirements</b>		
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33*	Written Environmental Impact Assessment including all documentation (195-20F)	N/A	
34*	Stormwater management addressed in accordance with Article VI of Chapter 195	N/A	
35	Traffic/transportation impact study, including all required documentation (195-20G)	N/A	
36	Documentation showing compliance with Wellhead Protection Areas (195-30.7), Steep slopes (195-41.2), Flood control and Riparian Buffer (195-37.10)	waived	
37	Written identification of any items in this Checklist requested to be waived with a written rationale for any waivers	X	

Prepared by: Raymond M. Cohen  
Date: 6/29/20

**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	X	
2*	List of all Application filing fees and escrows with receipt showing payment	N/A	
3*	Certification that taxes are current from the Tax Collector and proof that water and sewer charges are current	N/A	
4*	All prior resolution and approvals regarding the subject property	N/A	
5*	List of all government approvals and copies of all permits, approvals, and exemptions from government unit	N/A	
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.	N/A	
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.	N/A	
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"> <li>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.</li> <li>b) The purpose of any easement or land reserved or dedicated to public use and the proposed use of sites other than residential.</li> <li>c) The front, side and rear building setback lines.</li> <li>d) Improvement plans in accordance with the Borough standards for roads and water and sewer improvements.</li> <li>e) Plans and profiles of storm and sanitary sewers and water mains.</li> </ul> <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>	X	
10	Any document, plan, or other item as required by the Board at the time of preliminary approval	N/A	

Prepared by:

R

Raymond M. Coan

Date:

6/29/20



**BOROUGH OF MADISON  
PLANNING BOARD**

**Permission for Board Members to Enter the Property**

I Raymond M. Cody, hereby give permission to the members of the Planning Board of the Borough of Madison and its authorized representatives and experts to enter onto the premises of the subject property located at:

STATION ROAD - M.H.A. PROPERTY  
(address of subject property)

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



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner  
(if other than applicant)



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

Mr. William Hotz  
William Hotz Development Group, Inc  
10 Peapack Road  
Far Hills, New Jersey 07931

June 22, 2020

**RE: Zoning Permit Application  
Station Road, Block 2207, Lot 15  
Madison ZPA #20-167**

Mr. Hotz,

I am in receipt of your zoning permit application for the Madison Housing Authority to expand the footprint of one to the existing structures to accommodate an interior renovation to convert (2) four bedroom units into (4) two bedroom units, along with other associated site improvements and offer the following:

- The maximum allowable fence number of units within the R-PH zone is (12) where (13) are proposed, requiring d(5) density variance relief.
- The minimum number of required parking spaces per unit in the R-PH zone is 2, with the current proposal requiring (26) parking spaces where (19) are provided, requiring bulk variance relief.

Accordingly, your zoning permit application for the proposed renovations at this site is hereby **DENIED**. You may either appeal this decision to the zoning board of adjustment or file for site plan approval from the Borough Zoning Board of Adjustment.

Should you have any questions or concerns, please feel free to call me at 973-408-8791.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Russo", is written over a faint blue line.

Frank Russo, III, PE, PP  
Borough Zoning Officer

Cc. Land Use Administrator  
Madison Housing Authority  
Madison DDC  
Borough Engineer

**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. 40:550-7.1. Said list has been prepared for the most recent tax rolls of the Borough of Madison. This list is only valid for 60 days.**

**SIGNATURE:**

[Handwritten Signature]

**DATE:**

6/24/20

**OWNER:**

Madison Housing Authority

**ADDRESS:**

Skeltin Rd.

**APPLICANT:**

Borough of Madison

**COMPANY:**

[Handwritten mark]

**BLOCK/LOT:**

2207/15

**REPORT:**

20-27

**PAYMENT**

**TYPE:**

CASH ( ) CHECK ( ) # \_\_\_\_\_

**PAYMENT**

**DATE:**

Exempt

**REQUEST FOR 200' LIST**

**\$10.00 FEE - PAYABLE TO:  
THE BOROUGH OF MADISON**

**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.**

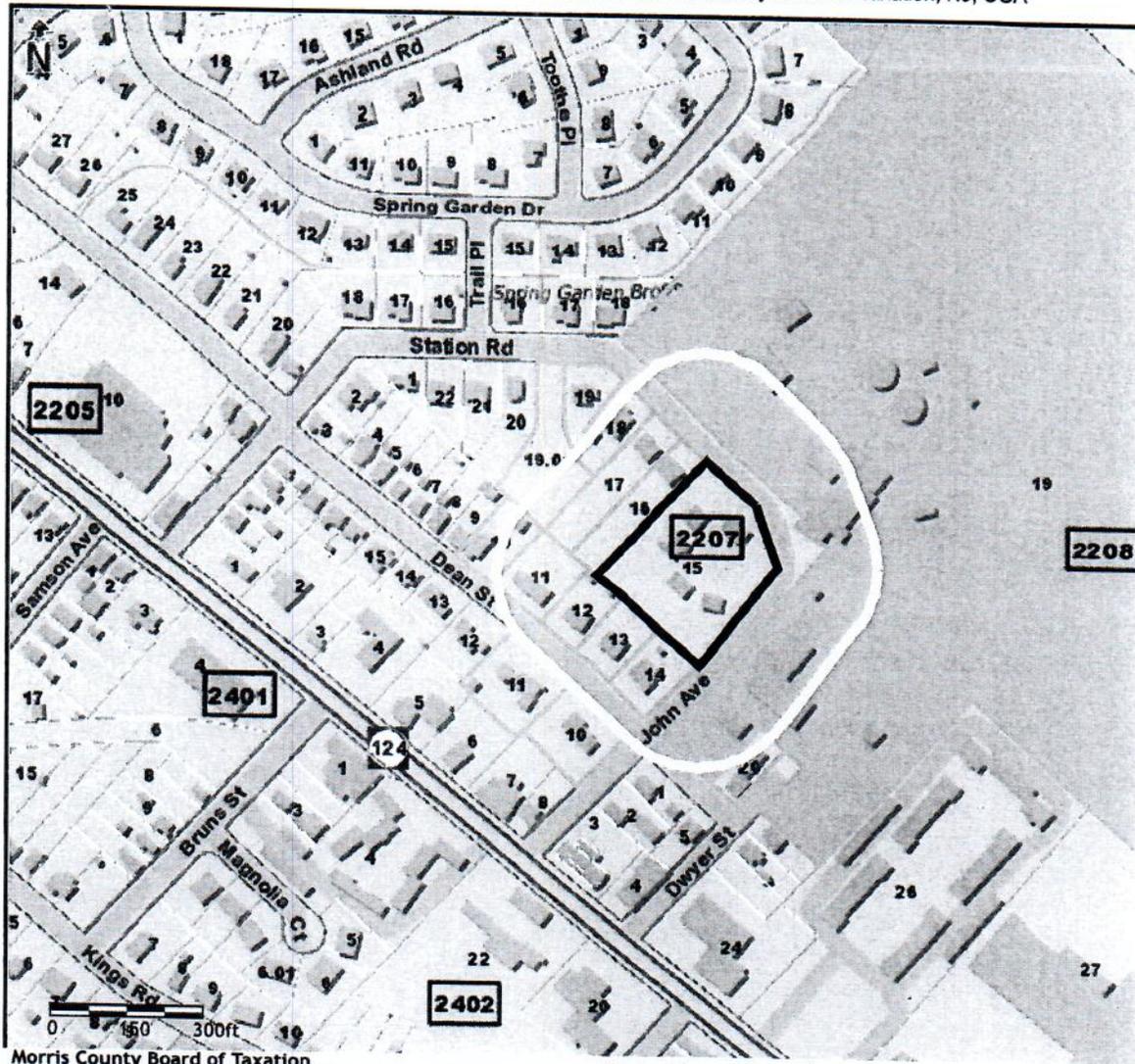
**NAME:** Madison Housing Authority

**ADDRESS:** Station Road

**BLOCK:** 2207 **LOT:** 15

**PHONE NUMBER:** (973) 593-3165

**DATE REQUESTED:** 6/24/2020



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_2207_15	1.9440	STATION RD	MADISON HOUSING AUTHORITY	24 CENTRAL AVE MADISON, NJ 07940

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_2206_10	0.4740	67 DEAN ST	PICCOLO, CARMEN M JR & JANICE R	67 DEAN ST MADISON, NJ 07940
1417_2206_11	0.5406	63 DEAN ST	DE BAISSÉ, THOMAS L & PALMINA, TRST	63 DEAN ST MADISON, N.J. 07940
1417_2206_12	0.3329	61 DEAN ST	CUCCO, JAMES P & PAMELA A	61 DEAN ST MADISON, NJ 07940
1417_2207_10	0.3345	54 DEAN ST	DEBIASSE, THOMAS L JR & DEBORAH	60 DEAN ST MADISON, NJ 07940
1417_2207_11	0.4442	60 DEAN ST	DEBIASSE, THOMAS L. JR. & DEBORAH	60 DEAN ST MADISON, NJ 07940
1417_2207_12	0.2975	64 DEAN ST	LAMPF, BRIAN & VARVARA, JANET	64 DEAN ST MADISON, NJ 07940
1417_2207_13	0.3074	68 DEAN ST	BOGHIAN, BOGDAN CLAUDIU & OANA LAURA	68 DEAN ST MADISON, NJ 07940
1417_2207_14	0.3306	72 DEAN ST	LICATA, JOSHUA J & ROSE C	72 DEAN ST MADISON, NJ 07940
1417_2207_15	1.9440	STATION RD	MADISON HOUSING AUTHORITY	24 CENTRAL AVE MADISON, NJ 07940
1417_2207_16	0.4983	39 STATION RD	ARENA, MICHAEL & DIANA	39 STATION RD MADISON, NJ 07940
1417_2207_17	0.4983	37 STATION RD	YOSHIDA, MAKOTO/MIRIAM CAHN	37 STATION RD MADISON, NJ 07940
1417_2207_18	0.3334	35 STATION RD	MC GUIRK, JAMES E/PRAJIM	35 STATION RD MADISON, NJ 07940
1417_2207_19	0.2770	33 STATION RD	KOTHARI, NEERAV & HETAL	33 STATION RD MADISON, NJ 07940
1417_2207_19.01	0.6580	31 STATION RD	CHENG, BEN C & ERIN T	31 STATION RD MADISON, NJ 07940
1417_2208_19	33.4000	10 JOHN AVE	BOROUGH OF MADISON	KINGS RD MADISON, NJ 07940
1417_2208_20	0.2303	80 DEAN ST	BERNARDO, FELICE	80 DEAN ST MADISON, NJ 07940
1417_2209_1	0.2147	4 JOHN AVE	FOUR JOHN AVENUE, LLC	8 RACHAEL 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.**