

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting, January 10, 2019 at 7:30 P.M.,**  
**Hartley Dodge Memorial, 50 Kings Road**  
**Madison, New Jersey.**  
**A G E N D A**

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1. CALL TO ORDER BY CHAIRPERSON
2. ANNOUNCEMENT OF NOTICE (STATEMENT OF COMPLIANCE)
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. MINUTES FOR APPROVAL - Regular Meeting of December 13, 2018
6. RESOLUTIONS FOR MEMORIALIZATION –

**CASE NO. Z 18-025**

Resolution granting variance application to Paul Weir, Block: 1109, Lot: 9, 42 South Street for the conversion of a Single Family Home with Tenant into a Two-Family Home in an R-4 (Single-Family or Two Family Residential) Zone requiring relief from Minimum Lot Width.

**CASE NO. Z 18-032**

Resolution granting variance application to Henry Doherty, Block: 3901, Lot: 35, 255 Kings Road to construct a 2 Story Dormer Addition and Covered Front Entry in an R-3(Single Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback and Maximum Impervious Lot Coverage.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

**CASE NO. Z 18-023**

**Bill Lee**

**Block: 5101, Lot: 35**

**2 Union Avenue**

Applicant is seeking permission to construct Front and Rear 2<sup>nd</sup> Story Additions, “Re-Work/Add to Existing Front Steps and Stoop”, Roof over Front Stoop, “Re-Work/Add to Existing Rear Steps and Stoop”, Removed Existing Rear Patio, Fire Place and Walk in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Number of Stories, Minimum Front Yard Setback (2<sup>nd</sup> Story), Minimum Front Yard Setback (Stoop Roof), Minimum Side Yard Setback (Left), and Maximum Impervious Lot Coverage. **This application was started at the Special Meeting of the Zoning Board on October 29, 2018 but not concluded. At the request of the applicant this application will be carried to the February 14, 2019 Zoning Board of Adjustment Agenda. The applicant must re-notice for this meeting.**

**CASE NO. Z 18-028**

**Ron Chopoorian**

**Block: 4903, Lot: 11**

**26 Dellwood Parkway South**

Applicant is seeking permission to construct an In-Ground Pool, In-Ground Spa, Rear Yard Wet-Laid Paver Patio and Walkway, Outdoor Kitchen, Pool Equipment, Storm Water Management System with (7) Yard Inlets and a Drywell in an R-1(Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application was started at the Regular Zoning Board Meeting of November 8, 2018 but not concluded. Due to the absence of a 7<sup>th</sup> Board member this application was carried to the January 10, 2019 ZBOA meeting.**

**CASE NO. Z 18-029**

**Lisa Wang**

**Block: 1105, Lot: 4**

**75 Park Avenue**

Applicant is seeking permission to construct a 2 ½ Story Rear Addition, Convert Single Family Use to Two-Family Use. Removal of Existing Detached Garage Structure, Concrete Slab to Remain for Parking. A Portion of the Driveway is to be removed and Drywell Installed in an R-4 (Single Family or Two Family Residential) Zone requiring relief from Minimum Lot Width and Maximum Impervious Lot Coverage. **This application was started at the Regular Zoning Board Meeting of November 8, 2018 but not concluded. At the request of the applicant this application will be carried to the January 10, 2019 Zoning Board of Adjustment meeting.**

**CASE NO. Z 18-024**

**127 Kings, LLC**

**Block: 3801, Lot: 4**

**127 Kings Road**

Applicant is seeking to construct a New 2 Family Residence in an R-3 (Single-Family Residential) Zone requiring relief from Single-Family Use to a 2 Family Residential Use, Minimum Front Yard Setback, Maximum Principal Building Coverage, Maximum Impervious Lot Coverage, and Minimum Rear Yard Setback. **This application was started at the Regular Zoning Board Meeting of December 13, 2018 but not concluded. This application will be carried to the February 14, 2019 Zoning Board of Adjustment Meeting.**

**9. NEW BUSINESS –**

**CASE NO. Z 18-030**

**Jose & Betania Batista**

**Block: 1703, Lot: 5**

**10 Howell Street**

Applicants are seeking permission for the Unpermitted Conversion to a 3 Family Dwelling, Installation of Rear Paved Driveway, Drywell, AC Units with Concrete Pad and to keep the 3 Family Use and Construct a 2<sup>nd</sup> Story Deck with Steps, Piping of Existing Drywell to Howell Street and a Front Yard Fence with Landscaping in an R-4 (Single Family or Two Family Residential) Zone requiring relief from Minimum Rear Yard Setback (Deck), Maximum Impervious Lot Coverage, Maximum Dwelling Units and Minimum Driveway Setback.

**CASE NO. Z 18-031**

**Xian Sun**

**Block: 1001, Lot: 41**

**102 Central Avenue**

Applicants are seeking permission to construct (2) 2 Story Additions, 2<sup>nd</sup> Story Addition, Front Open Porch, Rear Patio and Walkway, Retaining Wall with Stairs, Driveway Modification, Drywell and (2) Air Conditioning Units and the Removal of a Portion of the Existing Driveway, Front Entry Walk, Enclosed Side Porch, Rear Shed, Walkways, Stairs, Retaining Wall, Curbs and Patio in an R-3(Single Family Residential) Zone requiring relief from Minimum Side Yard Setback.

**CASE NO. Z 18-033**

**Christopher & Valerie Librizzi**

**Block: 3502, Lot: 8**

**35 Green Hill Road**

Applicants are seeking permission to construct a 1 Story Front Addition, Stepping Stone Walk and the Removal of Existing Flagstone and Brick Walk in an R-2 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 18-034**

**Dan & Jamie McKeever**

**Block: 3301, Lot: 21**

**47 Laurel Way**

Applicants are seeking permission to Remove Existing Deck and Patio and Construct a New Deck in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front yard Setback (Treadwell), Minimum Rear Yard Setback and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**