

**BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISIONS**

TAKE NOTICE that at a Regular Meeting of the Zoning Board of Adjustment of the Borough of Madison held on Thursday, August 13, 2015 at 7:30 P.M., in the Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey, and the following action was taken:

MINUTES FOR APPROVAL –Regular Meeting of July 9, 2015

RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 15-022

Resolution granting variance application to Patrick Rowe, Block: 311, Lot: 7, 25 Pine Avenue to construct a 2 Story Addition, 2nd Story Rear Deck, and Air Condition Units in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

CASE NO. Z 15-024

Resolution granting variance application to James Casola, Block: 504, Lot: 12, 20 Canterbury Road to construct a Forward Expansion of an Existing Attached Garage with Open Porch Area above Existing Front Stoop – Relocation of Existing Stairs and Walk, New Roof in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback and Maximum Principal Building Coverage.

CASE NO. Z 15-025

Resolution granting variance application to Timothy & Alexandra Purnell, Block: 2302, Lot: 5, 3 Niles Avenue to construct a 2nd Story Addition (Cantilevered on 3 Sides) and an Air Conditioning Unit in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

OLD BUSINESS –

CASE NO. Z 15-018

Bill Baxter

Block: 4314, Lot: 6

16 James Place

Applicant is seeking permission to construct a 2-Car Garage with Terrace Above, Paved Driveway with Retaining Walls, Walkway, and Roof Canopy over Existing Roof in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Douglas Avenue), Minimum Front Yard Setback (Drew Place), Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on September 10, 2015

CASE NO. Z 15-023

Kirstin Meskill

Block: 4601, Lot: 16

32 Park Lane

Applicant is seeking permission to construct a Brick Paver Patio, Wood Deck, Modular & Boulder Retaining Walls, (3) Natural Stone Steps, Stepping Stone Walkway, Ground Water Recharge System, and an Area Reducing Modifications to the Existing Brick Paver Driveway in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Steep Slope Disturbance. This application was approved. Action will be memorialized on September 10, 2015

NEW BUSINESS –

CASE NO. Z 15-026

Joan Sterlacci

Block: 2206, Lot: 12

53 Dean Street

Applicant is seeking permission to remove Existing Built Sun Porch which was Built without Filing for and Obtaining Required Permits, the Existing Concrete Slab is to Remain to serve as a Patio in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on September 10, 2015

CASE NO. Z 15-027

Paul & Christine Piechnik

Block: 4701, Lot: 43

11 Lawrence Road

Applicants are seeking permission to construct a 2nd Story Addition, Dormer and Roof Window in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Side Yard Setback and Maximum Impervious Lot Coverage. This application was approved. Action will be memorialized on September 10, 2015

CASE NO. Z 15-028

Dan O'Brien

Block: 1004, Lot: 20

134 Greenwood Avenue

Applicant is seeking permission to construct a Detached (3) Car Garage with “Work Shop”, Expansion of Existing Driveway, Porte Cochere, Drywell and Fence in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Accessory Structure Floor Area, Maximum Accessory Structure Height, Minimum Driveway Setback and Minimum Principal Building Side Yard Setback. **This application was started on August 13, 2015 but not concluded; this application was carried to the September 10, 2015 meeting with revised plans to be filed ten days before the hearing.**

CASE NO. Z 15-029

Deborah B. Fineman Bozik

Block: 1110, Lot: 2

9 Howard Street

Applicant is seeking permission to Remove an Existing Rear Enclosed Porch (Existing Foundation to Remain) and construct a 1 Story Addition on Existing Foundation, and Remove Existing Circular Concrete Patio in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback and Maximum Impervious Lot Coverage. **This application was not reached and thus was carried to the September 10, 2015 meeting without further notice.**

OTHER BUSINESS –

All resolutions of the Zoning Board of Adjustment are on file and available for public inspection in the Office of the Administrative Official, Land Use Services, during regular business hours, 9:00 A.M. to 4:00 P.M., Monday through Friday, in the upper floor Room #206, at Hartley Dodge Memorial, 50 Kings Road, Madison, New Jersey.

Joseph Santoro
Chairman

Frances Boardman
Board Secretary

08/13/2015

cc: Zoning Board of Adjustment
Zoning Board Attorney
Department Heads
Attorneys or Applicants

Mayor and Borough Council
Planning Board and Board Attorney
Borough Administrator