

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Virtual Meeting, January 12, 2023 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 July 14, 2022, and December 8, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 21-030**

Resolution granting Preliminary and Final Site Plan with Variances and Lot Merger to Angelica Properties, LLC, Block: 1302, Lots: 7 & 8, 64 & 66 Park Avenue to construct 17 new residential units within 3 New Buildings in an R-4 Overlay requiring relief from density variance and six bulk variances.

**CASE NO. Z 22-031**

Resolution granting variance application to Timothy & Kristine Begley, Block: 2001, Lot: 11 13 Alexander Avenue to construct a 2<sup>nd</sup> Story, Front and Side Wrap-Around Concrete Open Porch with Masonry Stairs, Front Paver Walkway, and Pergola over Existing Rear Deck. Also the Removal of Existing Front and Side Concrete Wrap-Around Porch, Front Masonry Stairs, Concrete Walkway and Portion of Rear Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 22-032**

Resolution granting variance application to Tony Dimeo, Block: 907, Lot: 7, 18 Sherwood Avenue to construct a 2<sup>nd</sup> Story Addition, Rear 2 Story Addition, Front 2 Story Addition, (2) Front Porches, Front Walks with Steps, AC Unit, Storm Water Management, Dumpster, Tree Protection along with the Removal of Rear and Side Patios with Steps, Rear Enclosed Porch, Rear Storage Area, Front Walk and Steps in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback and Maximum Principal Building Coverage.

**CASE NO. Z 22-033**

Resolution granting variance application to Scott Menzer, Block: 2204, Lot: 8, 5 Spring Garden Drive to construct a Rear Yard 2<sup>nd</sup> Story Deck, and a Ground Level Wet Laid Patio in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left), Minimum Rear Yard Setback and Maximum Impervious Lot Coverage.

- 7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**CASE NO. Z 22-025**

**Bill Staffieri**

**Block: 4101, Lot: 7**

**222 Woodland Road**

Applicant is seeking permission to construct an Expansion of Existing Hardscape Area around Existing In-Ground Pool, Outdoor Kitchen, Pergola, Relocation of Existing U.C.C. Compliant Fence, Drywell and Extensive Plantings in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. This application was started at the October 13, 2022, Zoning Board meeting but not concluded.

**9. NEW BUSINESS –**

**CASE NO. Z 22-014**

**Simonfay Family Real Estate, LLC**

**Block: 5202, Lot: 5**

**335 Main Street**

Applicant is seeking Preliminary and Final Site Plan with Intensification of Use and Variances in the Gateway I Zone requiring relief from Intensification of Use, Maximum Impervious Lot Coverage and Required Number of Parking Spaces. Revised Notices and plans must be obtained.

**CASE NO. Z 22-034**

**Valeriy & Carolyn Elbert**

**Block: 4402, Lot: 27.02**

**5 Shepherd Lane**

Applicants are seeking permission to construct a Rear & Side Yard Masonry Retaining Walls, Removal and Replacement of Existing In-Ground Pool Patio, Patio with Fire Pit, Seat Wall, Hot Tub, BBQ Area, Basement Access Stairs, Front Yard Paver Walkway, Shed with Pool Equipment Pad, Pool Code Compliant Fence, Storm Water Management System with Drywell, Tree Removals, Tree Protection and Soil Erosion and Sediment Control Measures in an R-1 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Steep Slope Disturbance.

**CASE NO. Z 22-035**

**Beth & Jason Lalak**

**Block: 913, Lot: 13**

**84 Hamilton Street**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story Addition with Dormer in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback (Hamilton Street) and Minimum Rear Yard Setback.

**CASE NO Z 22-036**

**Debra & Frank Esposito**

**Block: 2301, Lot: 24**

**48 Niles Avenue**

Applicants are seeking permission to construct a Rear (1) Story Addition, Paver Patio and Removal of the Existing Deck in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback – Right, Maximum Principal Building Coverage, and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**