

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, APRIL 9, 2020 at 7:30 P.M.,
Hartley Dodge Memorial, 50 Kings Road
Madison, New Jersey.
A G E N D A

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 March 12, 2020
6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 19-023

Resolution granting the Appeal of the Administrative Officer decision for demolition and new construction to Madison Movie Development, LLC, Block: 2702, Lot: 24, 14 Lincoln Place

CASE NO. Z 20-001

Resolution granting variance application to David & Jennifer Stone, Block: 3502, Lot: 7 31 Green Hill Road to construct a Rear One Story Addition and Rear Deck in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

CASE NO. Z 19-020

Lathrop Avenue, LLC
Block: 4302, Lot: 17
17 Lathrop Avenue

Applicant is seeking permission for an Unpermitted Change of Use from a 1-Family to a 2-Family, Construction of a Rear 1 Story Addition, and Installation of a Gravel Rear Yard. The applicant is proposing to Remove a Portion of the Existing Impervious Lot Coverage, and Install a Drywell in an R-4 (Single-Family or Two-Family Residential) Zone requiring relief from Minimum Lot Width, Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application was started at the Regular Meeting held on September 12, 2019 but not concluded. This application is to be revised but has yet to be received and will not be heard at the April 9, 2020 Zoning Board of Adjustment Meeting.**

CASE NO. Z 19-027

Heller Property Partners, L.P.

Block: 2001, Lots: 19 through 23

176, 178 & 180 Main Street

Applicant is seeking Preliminary and Final Site Plan with Variances along with Lot Consolidation to construct a 2-Story Office Building in the Community Commercial Zone requiring relief from Maximum Floor Area Ratio, Minimum Front Yard Setback, Maximum Principal Building Coverage, Minimum Number of Parking Spaces, Steep Slope Disturbance, Signage and other bulk variances. **This application was started at the December 12, 2019 Zoning Board meeting and continued at the Regular Meeting of the Zoning Board of Adjustment held on January 9, 2020 but not concluded. At the request of the applicant's Attorney this application is being carried to the April 9, 2020 Zoning Board Agenda.**

CASE NO. Z 20-002

Eric Chu

Block: 4805, Lot: 12

58 Union Hill Road

Applicant is seeking permission for the Unpermitted Installation of a Shed, Patio and (2) Two Pillars installed in the Borough Right of Way in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage, Side Yard Setback and Encroachment in Borough Right-of-Way. **At the Regular Meeting held on March 12, 2020 this application was started but not concluded. This application will be carried to the May 14, 2020 Zoning Board of Adjustment agenda.**

9. NEW BUSINESS –

CASE NO. Z 20-003

Paul & Erin Kibbe

Block: 4402, Lot: 19

9 Colonial Way

Applicants are seeking permission to construct a Rear Yard Brick Paver Patio with Fire Pit and Seat Wall in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **This application will be carried to the May 14, 2020 Zoning Board of Adjustment agenda.**

CASE NO. Z 20-004

Allen Rooney

Block: 1901, Lot: 2

67 Greenwood Avenue

Applicant is seeking permission to construct a Rear 1 Story Addition with Deck and Chair Lift, Generator, Air Conditioning Unit, Drywell and a Portion of the Driveway to be Removed in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **This application will be carried to the May 14, 2020 Zoning Board of Adjustment agenda.**

CASE NO. Z 20-005

Martin Bengtsson & Karin Lindgren

Block: 4803, Lot: 10

9 Barnsdale Road

Applicants are seeking permission to Remove Existing Rear Deck and Steps as well as the Existing Driveway Retaining Walls and Steps and to construct a Side/Basement Loading Garage with Deck and Outdoor Kitchen Above, and the Expansion of the Existing Driveway with Retaining Walls and Stairs in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. **Due to insufficient noticing this application will be placed on the May 14 agenda of the Zoning Board of Adjustment.**

10. OTHER BUSINESS –

11. ADJOURNMENT