

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Virtual Meeting, April 13, 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 March 9, 2023**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 23-001**

Resolution granting variance application to Betty Xu, Block: 211, Lot: 5.03, 6 Wisteria Court, to construct an Interlocking Block retaining Wall, stairs, Tree Protection and a Construction entrance in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Wall Setback for Walls Greater than 18” in Height.

**CASE NO. Z 23-002**

Resolution granting variance application to Michael Ferrie & Jennifer Murphy, Block: 905, Lot: 17 30 Knollwood Avenue to construct a 2 Story Addition, (2) 1 Story Additions, Rear Masonry Paver Patio, Relocation of Existing A.C Units, Storm-Water Management/Drywell and Tree Protection in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Principal Building Coverage

**CASE NO. Z 23-004**

Resolution granting variance application to Kathleen Olson, Block: 902, Lot: 16, 45 Sherwood Avenue to construct a Rear 1 Story Addition, Front Foyer Extension, Storm-Water Management Drywell, Reduction in Area of Existing Rear Brick Paver Patio, Rear Yard Air Conditioning Unit in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**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. This application was started at the January 12, 2023, Zoning Board meeting, continued at the February 9, 2023 meeting but not concluded.

**CASE NO. Z 22-038****Jarrett Kest****Block: 3404, Lot: 9****44 Glenwild Road**

Applicant is seeking permission to construct a 2 Story and 2<sup>nd</sup> Story Addition to the Principal Dwelling, Front Portico, Detached Garage (2<sup>nd</sup> Story to be used for a Home Occupation), Brick Paver Driveway Expansion, Gravel patio and Walkway, Wood Deck, (2) A. C. Condensers, Pool Heating Equipment, and the Relocation of the Existing Portable Spa and Refuse Enclosure in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Maximum Accessory Structure Height. This application was started at the March 9, 2023 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 23-003****Teresa Bocchino****Block: 905, Lot: 4****31 Sherwood Avenue**

Applicant is seeking permission to construct a 1 ½ Story Addition, ½ Story Addition, Dumpster and Condenser Unit in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Front Yard Setback (Longview), Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 23-005****Gregory Bruzzone****Block: 602, Lot: 11****23 Hoyt Street**

Applicant is seeking permission to Widen Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Minimum Driveway Setback.

**CASE NO. Z 23-006**

**Allison & William O'Connell**

**Block: 3001, Lot: 39**

**28 Stafford Drive**

Applicants are seeking permission to construct (1) 2<sup>nd</sup> Story Addition, (1) 2 Story Addition, (1) One Story Addition, Rear Platform with Stairs, Front Portico, Roof Overhang with Dormer and Dumpster in an R-2 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback and Maximum Principal Building Coverage.

**CASE NO. Z 23-007**

**John & Mary Beth Forte**

**Block: 3001, Lot: 53**

**7 Academy Road**

Applicants are seeking permission to construct a 1 Story Rear Addition with Full Basement, Basement hatch Door, Storm-Water Management Drywell and Dumpster in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS – 2022 Annual Report**

**11. ADJOURNMENT**