

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting, May 12, 2022 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 April 14, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 22-005**

Resolution granting variance application to Thomas & Sandy White, Block: 4003, Lot: 5, 41 East Lane to construct a 2<sup>nd</sup> Story Addition in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback Right and Maximum Impervious Lot Coverage.

**CASE NO. Z 22-006**

Resolution granting variance application to Mike & Jessica Griffin, Block: 3001, Lot: 40, 26 Stafford Drive to construct a 1 Story Addition, Deck, and the Removal of Rear Paver Patio, Partial or Entire Removal of Existing Block Wall and the Removal of Slate Patio in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback and Maximum Principal Building Coverage.

**CASE NO. Z 22-007**

Resolution granting variance application to Mark & Heather Bochner, Block: 3402, Lot: 5, 18 Woodcliff Drive to construct a 2<sup>nd</sup> Story Addition, 2 Story Addition, and Front Covered Porch in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right) and Maximum Impervious Lot Coverage.

**7. SCHEDULING AND PROCEDURAL MATTERS –**

**8. OLD BUSINESS –**

**CASE NO. Z 22-004**

**Chet Swartz & Nicole Robbins**

**Block: 4004, Lot: 29**

**60 East Lane**

Applicants are seeking permission to construct a 1 Story “Roofed” Patio with Fireplace, Reduction in Existing Patio/Walkway Area, and Modifications to Existing Field Stone Retaining Wall in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. This application was started on April 14, 2022, but not concluded.

**9. NEW BUSINESS –****CASE NO. Z 19-027A****Heller Property Partners, L.P.****Block: 2001, Lots: 19 through 23****176, 178 & 180 Main Street**

Applicant is seeking a One-Year Extension for 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.

**CASE NO. Z 22-008****Cooper Beech Condominium Association****Block: 3001, Lot: 1.47****34-42 Loantaka Way**

Applicant is seeking permission to construct a freestanding sign in an R-9 (Multi-Family Residential) Zone requiring relief from Front Yard Setback.

**CASE NO. Z 22-009****One Bardon Street, LLC****Block: 1003, Lot: 4****1 Bardon Street**

Applicant is seeking permission to construct a 2<sup>nd</sup> Story Addition with Rear Cantilever, Landing Steps and Walkway, Air Conditioning Unit, Basement Egress Window and Dumpster in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Bardon Street), Minimum Front Yard Setback (Central Avenue) and Minimum Rear Yard Setback.

**CASE NO. Z 22-010****Andrew & Nicole Leib****Block: 1101, Lot: 24****33 Wayne Boulevard**

Applicants are seeking permission to construct a 2 ½ Story Addition, 2<sup>nd</sup> Story Addition, Front Open Porch, Brick Paver Driveway with Granite Block, Front Walk, Storm Water Management System, and 2 Air Conditioning Units with Evergreen Plantings in an R-3(Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Open Porch), Minimum Side Yard Setback (Right) (Open Porch) Minimum Rear Yard Setback and Maximum Principal Building Coverage.

**CASE NO. Z 22-011****Kevin & Irene Rodin****Block: 4702, Lot: 19****24 Crestview Avenue**

Applicants are seeking permission to construct an Expansion of Existing Patio with grille and Counter Area, Roof over a portion of Expanded Patio, Walkway from Existing Driveway to Expanded Patio, Outdoor Fireplace and a Drywell in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**