

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting, June 9, 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 May 12, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 22-010**

Resolution granting variance application to Andrew & Nicole Leib, Block: 1101, Lot: 24, 33 Wayne Boulevard 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.

**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.

**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. This application was started on May 12, 2022 but not concluded.

**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. This application was started on May 12, 2022 but not concluded.

**9. NEW BUSINESS –**

**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 22-012**

**Adam DeBiasse**

**Block: 2303, Lot: 28**

**2 Pine Tree Terrace**

Applicant is seeking permission to construct a 2 ½ Story Addition, Open Front Porch, Wood Deck, Paver Patio, Air Conditioning Unit, Modifications of Existing Asphalt Driveway, Removal of Existing Shed, and Storm Water Management System in an R-3(Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Minimum Modified) and Maximum Principal Building Coverage.

**CASE NO. Z 22-015**

**Evan Palumbo**

**Block: 309, Lot: 9**

**33 Beech Avenue**

Applicant is seeking permission to construct a 2 Story Addition, Paver Patio, Rear Stoop with Steps, Generator, Drywell, Bilco Doors, Relocation of (2) Existing Air Conditioning Units, Removal of Existing Concrete Patio, Minor Grading, and Soil Erosion and Sediment Control Measures in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 22-016**

**Jaclyn Flavell**

**Block: 4902, Lot: 1**

**25 Dellwood Drive**

Applicant is seeking permission to construct a 2 ½ Story Single Family Home, In-Ground Pool, Retaining Walls, Patios, Walks and Terrace Areas, Asphalt Driveway, Storm-Water Management System, Outdoor Grill, Outdoor Shower, Air Conditioning Units, Generator, UCC Pool Compliant Fence and (3) Tree Removals in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback (Dellwood Drive), Minimum Front Yard Setback (Dellwood Parkway West), Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Minimum Retaining Wall Setback.

**CASE NO. Z 22-013**

**18 West Lane, LLC**

**Block: 4002, Lot: 1**

**18 West Lane**

Applicant is seeking permission to construct a 2 ½ Story Single Family Home with Secondary Front Loading Garage, Asphalt Driveway, Paver Patios and Walks, Basement Egress Window, Drywell, Generator and Air Conditioning Units in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (West Side), Minimum Additional Garage Setback and Maximum Principal Building Coverage.

**10. OTHER BUSINESS – 2021 ANNUAL REPORT**

**11. ADJOURNMENT**