

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting, July 14, 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 and June 9, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 22-011**

Resolution granting variance application to Kevin & Irene Rodin, Block: 4702, Lot: 19, 24 Crestview Avenue 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.

**CASE NO. Z 22-008**

Resolution granting variance application to Copper Beech Condominium Association, Block: 3001, Lot: 1.47, 34-42 Loantaka Way to construct a freestanding sign in an R-9 (Multi-Family Residential) Zone requiring relief from Front Yard Setback.

**CASE NO Z 22-012**

Resolution granting variance application to Adam DeBiase, Block: 2303, Lot: 28, 2 Pine Tree Terrace 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**

Resolution granting variance application to Evan Palumbo, Block: 309, Lot: 9, 33 Beech Avenue 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.

- 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. At the request of the applicant this application will be carried to the August 11, 2022 Zoning Board of Adjustment hearing. New notice and plans are required.

**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.

**9. NEW BUSINESS –****CASE NO. Z 22-016****Jaelyn 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.

**CASE NO. Z 22-018**

**Antonio Rega**

**Block: 4202, Lot: 7**

**104 Green Avenue**

Applicant is seeking permission to construct a 2<sup>nd</sup> Story Addition, 1 Story Addition, Rear Covered Deck and the Removal of Existing Front Concrete Walk in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**CASE NO. Z 22-019**

**Robert & Sherrie Chen**

**Block: 4804, Lot: 3**

**68 Barnsdale Road**

Applicants are seeking permission to construct a 1 Story Rear Addition with Crawl Space in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Rear yard Setback and Maximum Impervious Lot Coverage.

**CASE NO. Z 22-020**

**Tyler & Laura Baker**

**Block: 4202, Lot: 18**

**9 Wyndehurst Drive**

Applicants are seeking permission to construct a Second Story Addition, 2 ½ Story Addition, Rear Stone Walkway with Stairs, Rear Roofed Entry, and Front Bay Window in an R-2 (Single-Family Residential) Zone requiring relief from Minimum Side yard Setback (Left).

**CASE NO. Z 22-021**

**Joseph & Katharine Siano**

**Block: 4502, Lot: 3**

**41 Garfield Avenue**

Applicants are seeking permission to construct an Enclosure of Existing Rear Deck to “Screened Porch” with Roof and New Stairs to Existing Brick Paver Patio in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

**CASE NO. Z 22-022**

**Sean McGowan & Brianne Flynn**

**Block: 302, Lot: 16**

**10 Redmond Drive**

Applicants are seeking permission to construct a 2 Story Cantilevered Addition, Removal of Existing Patio and Portion of Existing Walkway, a New Patio and an Extension of Existing Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**CASE NO. Z 22-023**

**Matthew & Anna Fields**

**Block: 3502, Lot: 6**

**25 Green Hill Road**

Applicants are seeking permission to construct a 1 Story Addition, 2 Story Addition, Rear Stoop with Steps, (2) Rear Patios. Rear and Side Stepping Stone Walkways, Air Conditioning Unit and Dumpster in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage.

**CASE NO. Z 22-024**

**John & Nicole Chismar**

**Block: 503, Lot: 4**

**15 Avon Drive**

Applicants are seeking permission to construct a 2 Story Addition, Roof over Existing Rear Concrete Patio, Unroofed Rear Patio, New Raised Roof over Existing Open Front Porch, Widening of Existing Paved Driveway, Proposed Air Conditioning Unit, Generator and Fire Place, and Rear Roofed Landing with Stairs in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback, Minimum Rear Yard Setback, Minimum Right Side Setback, Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Maximum Driveway Width.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**