

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, September 8, 2022 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 July 14, 2022 and August 11, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

CASE NO. Z 22-004

Resolution granting variance application to Chet Swartz & Nicole Robbins, Block: 4004, Lot: 29, 60 East Lane 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.

CASE NO. Z 22-016

Resolution granting variance application to Jaelyn Flavell, Block: 4902, Lot: 1, 25 Dellwood Drive 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 22-018

Resolution granting variance application to Antonio Rega, Block: 4202, Lot: 7, 104 Green Avenue to construct a 2nd 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

Resolution granting variance application to Robert & Sherrie Chen, Block: 4804, Lot: 3, 68 Barnsdale Road 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 22-022

Resolution granting variance application to Sean McGowan & Brianne Flynn, Block: 302, Lot: 16, 10 Redmond Drive 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

Resolution granting variance application to Matthew & Anna Fields, Block: 3502, Lot: 6, 25 Green Hill Road 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

Resolution granting variance application to John & Nicole Chismar, Block: 503, Lot: 4, 15 Avon Drive 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.

7. SCHEDULING AND PROCEDURAL MATTERS –**8. OLD BUSINESS –****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. This application was started on August 11, 2022 but not concluded.

9. NEW BUSINESS –**CASE NO. Z 22-025**

Bill Staffieri

Block: 4101, Lot: 7

222 Woodland Road

Applicant is seeking permission to construct an Expansion of Existing Hardscape Area around Existing In-Ground Pool, Outdoor Kitchen, Pergola, Relocation of Existing U.C.C. Compliant Fence, Drywell and Extensive Plantings in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage. **Due to insufficient noticing this application will be carried to the October 13, 2022 agenda of the Zoning Board of Adjustment.**

CASE NO. Z 22-026

Cheryl & Jeremy Bolton

Block: 101, Lot: 4

6 Oak Court

Applicants are seeking permission to construct an Open Front Porch, 2nd Story Addition, 2 Story Addition, Roofed Deck with Stairs, Paver Patio and Minor Expansion of Existing Sideway/Driveway in an R-3 (Single-Family Residential) Zone requiring relief from Maximum Front Yard Setback and Maximum Impervious Lot Coverage.

CASE NO. Z 22-027

Brandon & Cassandra Metzger

Block: 3001, Lot: 55

15 Academy Road

Applicants are seeking permission to construct a Rear 2 Story Addition and 1 Story Addition, Stairs and Landing, and Re-Build the Existing Pergola in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 21-030

Angelica Properties, LLC

Block: 1302, Lots: 7 & 8

64 & 66 Park Avenue

Applicant is seeking Preliminary and Final Site Plan with Variances and Lot Merger to construct 17 new residential units within 3 New Buildings in an R-4 Overlay requiring relief from density variance and six bulk variances.

10. OTHER BUSINESS –

11. ADJOURNMENT