BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, September 9, 2021 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 August 12, 2021

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 21-020
Doug & Nancy Willis
Block: 2204, Lot: 1
7 Rosedale Avenue
Applicants are seeking permission to construct an Addition to Existing Detached Garage, Paver Path Driveway with Grass Paver In-fill Areas, and the Removal of Existing Shed, Paver Patio, Paver Sidewalk and Grass Paver Parking Area in an R-2 (Single-Family Residential) Zone requiring relief from Maximum Accessory Structure Floor Area, Minimum Accessory Structure Setback Rear to Side Yards and Minimum Driveway/Property Line Setback.

CASE NO. Z 21-021
Tim & Erin Nastro
Block: 905, Lot: 9
30 Longview Avenue
Applicants are seeking permission to construct a 2nd Story Addition, Covered Terrace and to Reconfigure an Existing Dry Laid Walkway in an R-3 (Single-Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right) and Maximum Principal Building Coverage.

CASE NO. Z 21-023
Alison & Jake Catchpole
Block: 4103, Lot: 2
4 Harwood Drive
Applicants are seeking permission to construct a 1 Story Addition, Extension of Existing Open Porch with Stairs, Deck with Stairs, Paver Patio with Sidewalk, Removal of Existing Slate Patio, Removal of a Portion of the Existing Driveway, Replacement of Existing Bilco Doors and Relocation or Replacement of Existing Air Conditioning Unit in an R-1 (Single-Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.
CASE NO. Z 21-024
David & Lisa Molinaro
Block: 3901, Lot: 38
263 Kings Road
Applicants are seeking permission to construct a 1 Story Addition, Covered Patio, Compressor on a Concrete Pad and a Storm Water Management System in an R-3 (Single Family Residential) Zone requiring relief from Maximum Principal Building Coverage, Maximum Impervious Lot Coverage and Minimum Rear Yard Setback.

CASE NO. Z 21-025
Anna Wronka
Block: 1801, Lot: 15
17 Chapel Street
Applicants are seeking permission to construct a 2 ½ Story Addition, Removal of Portion of Existing Asphalt Driveway and Drywell in an R-4 (Single or Two Family Residential) Zone requiring relief from Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

CASE NO. Z 21-022
Paul Brothers
Block: 4315, Lot: 19
12 Douglas Avenue
Applicants seek permission to construct a 1 Story Addition with a Drywell in an R-3 (Single Family Residential) Zone requiring relief from Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage. At the request of the applicants this application will be carried to the September 9, 2021 ZBOA meeting without further notice.

9. NEW BUSINESS –

CASE NO. Z 21-017
The Heller Group Proposed Starbucks w/DriveThru
Block: 2208, Lot: 27
306 Main Street
Applicants seek Preliminary and Final Amended Site Plan approval, Conditional Use, Bulk Variances and Waivers to permit certain alterations for the adaptive reuse of the former bank building with drive-thru access and reconfiguration of the existing parking lot.

10. OTHER BUSINESS

11. ADJOURNMENT