

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, October 13, 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, August 11, 2022 and September 8, 2022

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 22-021

Resolution granting variance application to Joseph & Katharine Siano, Block: 4502, Lot: 3 41 Garfield Avenue 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 22-026

Resolution granting variance application to Cheryl & Jeremy Bolton, Block: 101, Lot: 4, 6 Oak Court 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

Resolution granting variance application to Brandon & Cassandra Metzger, Block: 3001, Lot: 55 15 Academy Road 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.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

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. **At the request of the Applicant's Attorney this application will be carried to the November 10, 2022, Zoning Board of Adjustment meeting.**

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.

CASE NO. Z 22-028

21 Cookie Dough, LLC

Block: 1502, Lot: 9

21 Cook Avenue

Applicant is seeking a Sign Variance to construct a Hanging Sign in the CBD-2 (Central Business District 2) Zone requiring relief from No Hanging Signs allowed in this zone.

CASE NO. Z 22-029

Cesar & Gina Morales

Block: 707, Lot: 14

2 Overhill Drive

Applicants are seeking permission to construct a 2nd Story Addition, Rear 2 Story and 1 Story Additions, Side 1 Story Addition, Rear Deck Platform with Steps, Front Stoop with Roof, Expansion of Existing Rear Paver Patio, Widening of Existing Asphalt Driveway, Removal of Existing Front Concrete Sidewalk and Replaced with Brick Paver Walk, Removal of Existing Side Yard Walkway Replaces with Paver Walkway, and Relocation of Existing A.C Compressor Unit in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Right), Maximum Principal Building Coverage and Minimum Side Yard Walkway Setback.

CASE NO. Z 22-014

Simonfay Family Real Estate, LLC

Block: 5202, Lot: 5

335 Main Street

Applicant is seeking Preliminary and Final Site Plan with Intensification of Use and Variances in the CC (Community Commercial) Zone requiring relief from Intensification of Use, Maximum Impervious Lot Coverage and Required Number of Parking Spaces.

CASE NO. Z 22-030

Brad & Jaclyn Harabedian

Block: 906, Lot: 6

14 Longview Avenue

Applicants are seeking to Widen an Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Minimum Side Yard Driveway Setback.

10. OTHER BUSINESS –

11. ADJOURNMENT