BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Virtual Meeting, October 14, 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 and September 9, 2021

6. RESOLUTIONS FOR MEMORIALIZATION –

   CASE NO. Z 21-022
   Paul Brothers
   Block: 4315, Lot: 19
   12 Douglas Avenue
   Applicant is seeking 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.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD BUSINESS –

   CASE NO. Z 21-017
   The Heller Group Proposed Starbucks w/Drive Thru
   Block: 2208, Lot: 27
   306 Main Street
   Applicant is seeking 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.
9. NEW BUSINESS –

CASE NO. Z 21-026
Shannon & Anna Bradshaw
Block: 910, Lot: 2
79 Greenwood Avenue
Applicants are seeking permission to construct a 1 Story Addition with Full Height Basement, Basement Egress Window, Relocation of Existing Air Conditioning Condenser, Removal and Replacement of Existing Front Walk and Removal of Existing Concrete Pad in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z21-027
Loreto Evangelista
Block: 4703, Lot: 6
94 Woodland Road
Applicant is seeking permission to construct a Covered “Open” Front Porch with Modified Roof Peak, Removal and Replacement of Existing Front Walk in an R-2 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

CASE NO. Z 21-028
Harold & Susan Han
Block: 3301, Lot: 33
1 Treadwell Avenue
Applicants are seeking permission to construct a (2) 1 Story Additions, Front Covered Open Porch, Front Bluestone Walk, Rear Bluestone Patio and Deck with Stairs, Drywell and Air Conditioning Unit in an R-1 (Single-Family Residential) Zone requiring relief from Minimum Front Yard Setback – Laurel Way, Minimum Front Yard Setback – Treadwell Avenue, Minimum Front Yard Setback – Madison Avenue, Minimum Rear Yard Setback, Maximum Principal Building Coverage and Maximum Impervious Lot Coverage.

CASE NO. Z 21-029
Norrette & Michael Gilliland
Block: 1108, Lot: 16
18 South Street
Applicants are seeking permission to construct a Front Second Story, Front Open Porch, Rear Deck and Air Conditioning Unit in an R-4 (One or Two Family Single Family Residential) Zone requiring relief from Minimum Front Yard Setback and Minimum Side Yard Setback.

10. OTHER BUSINESS – ENVIRONMENTAL COMMISSION PRESENTATION

11. ADJOURNMENT