

**BOROUGH OF MADISON**  
**ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting, November 10, 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 July 14, 2022, and October 13, 2022**
- 6. RESOLUTIONS FOR MEMORIALIZATION –**

**CASE NO. Z 22-028**

Resolution granting variance application to 21 Cookie Dough, LLC, Block: 1502, Lot: 9, 21 Cook Avenue 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**

Resolution granting variance application to Cesar & Gina Morales, Block: 707, Lot: 14 2 Overhill Drive to construct a 2<sup>nd</sup> 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.

**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. This application was started at the September 8, 2022, Zoning Board meeting but not concluded. At the request of the Applicant's Attorney this application was carried to the November 10, 2022, Zoning Board of Adjustment meeting.

**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. This application was started at the October 13, 2022, Zoning Board meeting but not concluded.

**9. NEW BUSINESS –****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 Gateway I 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 permission 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.

**CASE NO. Z 22-031****Timothy & Kristine Begley****Block: 2001, Lot: 11****13 Alexander Avenue**

Applicants are seeking permission to construct a 2<sup>nd</sup> Story, Front and Side Wrap-Around Concrete Open Porch with Masonry Stairs, Front Paver Walkway, and Pergola over Existing Rear Deck. Also the Removal of Existing Front and Side Concrete Wrap-Around Porch, Front Masonry Stairs, Concrete Walkway and Portion of Rear Existing Asphalt Driveway in an R-3 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage.

**CASE NO. Z 22-032****Tony Dimeo****Block: 907, Lot: 7****18 Sherwood Avenue**

Applicant is seeking permission to construct a 2<sup>nd</sup> Story Addition, Rear 2 Story Addition, Front 2 Story Addition, (2) Front Porches, Front Walks with Steps, AC Unit, Storm Water Management, Dumpster, Tree Protection along with the Removal of Rear and Side Patios with Steps, Rear Enclosed Porch, Rear Storage Area, Front Walk and Steps in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback and Maximum Principal Building Coverage.

**CASE NO. Z 22-033**

**Scott Menzer**

**Block: 2204, Lot: 8**

**5 Spring Garden Drive**

Applicant is seeking permission to construct a Rear Yard 2<sup>nd</sup> Story Deck, and a Ground Level Wet Laid Patio in an R-3 (Single Family Residential) Zone requiring relief from Minimum Side Yard Setback (Left), Minimum Rear Yard Setback and Maximum Impervious Lot Coverage.

**10. OTHER BUSINESS –**

**11. ADJOURNMENT**