

BOROUGH OF MADISON
ZONING BOARD OF ADJUSTMENT
Regular Meeting, December 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 November 10, 2022

6. RESOLUTIONS FOR MEMORIALIZATION –

CASE NO. Z 21-030

Angelica Properties, LLC

Block: 1302, Lots: 7 & 8

64 & 66 Park Avenue

Resolution granting 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.

CASE NO. Z 22-030

Resolution granting variance application to Brad & Jaclyn Harabedian, Block: 906, Lot: 6, 14 Longview Avenue, 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.

7. SCHEDULING AND PROCEDURAL MATTERS –

8. OLD 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. This application was started at the October 13, 2022, Zoning Board meeting but not concluded. Revised plans have not been received and this application will be placed on the January 12, 2023 agenda.

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. Revised Notices and plans will be obtained.

CASE NO. Z 22-031

Timothy & Kristine Begley

Block: 2001, Lot: 11

13 Alexander Avenue

Applicants are seeking permission to construct a 2nd 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 2nd 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 2nd 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.

CASE NO. Z 22-034

Valeriy & Carolyn Elbert

Block: 4402, Lot: 27.02

5 Shepherd Lane

Applicants are seeking permission to construct a Rear & Side Yard Masonry Retaining Walls, Removal and Replacement of Existing In-Ground Pool Patio, Patio with Fire Pit, Seat Wall, Hot Tub, BBQ Area, Basement Access Stairs, Front Yard Paver Walkway, Shed with Pool Equipment Pad, Pool Code Compliant Fence, Storm Water Management System with Drywell, Tree Removals, Tree Protection and Soil Erosion and Sediment Control Measures in an R-1 (Single Family Residential) Zone requiring relief from Maximum Impervious Lot Coverage and Steep Slope Disturbance.

CASE NO. Z 22-035

Beth & Jason Lalak

Block: 913, Lot: 13

84 Hamilton Street

Applicants are seeking permission to construct a 2nd Story Addition with Dormer in an R-3 (Single Family Residential) Zone requiring relief from Minimum Front Yard Setback (Hamilton Street) and Minimum Rear Yard Setback.

10. OTHER BUSINESS –

11. ADJOURNMENT