



Borough of Madison  
 Hartley Dodge Memorial  
 50 Kings Road  
 Madison, NJ 07940

Mr. & Mrs. Elbert  
 5 Shepherd Lane  
 Madison, N.J. 07940

July 11, 2022

**Re: Proposed; Rear & Side Yard Masonry Retaining Walls, Removal and Replacement of Existing In-Ground Pool Patio, Patio w/ Fire Pit, Seat Wall, Hot Tub, BBQ Area, Basement Access Stairs, Front Yard Paver Walkway, Shed w/Pool Equipment Pad, Pool Code Compliant Fence, Storm Water, Management System w/Dry Well, Tree Removals, Tree Protection and Soil Erosion & Sediment Control Measures**

**5 Shepherd Lane – Block 4402 – Lot 27.02 – Zone R-1 – ZPA # 22-387**

Mr. & Mrs. Elbert,

I have reviewed your application for a Zoning Permit, having reviewed the following documents;

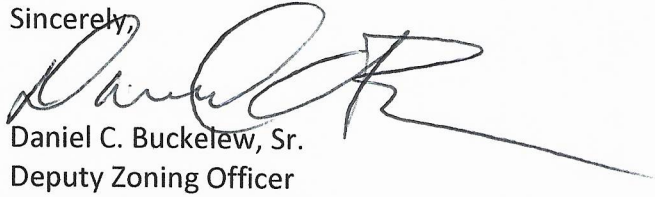
- A Set of Plans (5 Dwgs.) titled “Lot 27.02 in Block 4402, #5 Shepherd Lane, Borough of Madison, Morris County, New Jersey” prepared by David E. Fantina, P.E., dated June 20, 2022, last revised July 5, 2022, “Pre Preliminary Zoning Review”.

- **Your request is hereby denied based upon the following;**

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
<b>Max. Impervious Lot Coverage</b>	<b>20.0% (6,107 s.f.)</b>	<b>27.74% (8,470 s.f.)</b>	<b>30.96% (9,456 s.f.)</b>	<b>195-29.3</b>
<b>Steep Slope Disturbance</b>	<b><u>Max. Permitted</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Code Sec.</u></b>
<b>Category 15% - 24.99%</b>	<b>25% (52.25 s.f.)</b>	<b>n.a.</b>	<b>94.25% (197 s.f.)</b>	<b>195-41.2</b>
<b>Category 25% and &gt;</b>	<b>0% (0 s.f.)</b>	<b>n.a.</b>	<b>20.49% (2,370 s.f.)</b>	<b>195-41.2</b>

You have the right to appeal this denial to the Zoning Board of Adjustment. The application, instructions and checklist are available on the Borough Web Site at [www.Rosenet.org/gov](http://www.Rosenet.org/gov). Should you have any concerns please feel free to call me at 973-593-3065.

Sincerely,



Daniel C. Buckelew, Sr.  
Deputy Zoning Officer

c.c. F.B.  
4402-27.02D-2022dcb