



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

Ms. Betty Xu
6 Wisteria Court
Madison, N.J. 07940

January 4, 2023

**Re: Proposed; Interlocking Block Retaining Wall, Stairs,
Tree Protection, Construction Entrance
6 Wisteria Court – Block 211 – Lot 5.03 – Zone R-3 – ZPA # 23-003**

Ms. Xu,

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

● A Plan (1 Dwg.) titled “6 Wisteria Ct. Grading Plan Block 211, Lot 5.03, Borough of Madison, Morris County, New Jersey” prepared by FC Meola Engineering & Land Surveying, LLC, last revised December 21, 2022.

● Your request is hereby denied based upon the following;

| | <u>Required Permitted</u> | <u>Existing</u> | <u>Proposed</u> | <u>Code Sec.</u> |
|--------------------------------------------------------|---------------------------|-------------------------|-----------------------|------------------|
| Max. Impervious Lot Coverage | 30.0% (2,837.0 s.f.) | 40.9% (3,871.0 s.f.) | 41.2% (3,896 s.f.) | 195-29.3 |
| Min. Wall Setback For Walls Greater than 18” in Height | 3’ and Varies | N.A. | 0.0’ | 195-25.5.B.(10) |

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. 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.
211-5.03D-2023dcb