

MINUTES  
PLANNING BOARD  
BOROUGH OF NEW PROVIDENCE  
TUESDAY, FEBRUARY 14, 2017

A. CALL TO ORDER 8:03 p.m.

B. PUBLIC NOTICE: This is a Public Meeting of the Planning Board of the Borough of New Providence, County of Union, and State of New Jersey. Adequate notice of this meeting has been given in accordance with Public Law 1975, Chapter 231, in that an Annual Notice or Revision was made in conformance with Section 13 of the Act.

C. ROLL CALL: Present: Gene Castagna, Matt Cumiskey Bill Hoefling, Gary Kapner, Chairman Lesnewich, Mayor Morgan, Robert Sartorius and Denise Torsiello. Absent: John Keane. Also present: Steve Warner, Board Attorney; Amanda Wolfe, Attorney; Keith Lynch, Director of Planning and Development; and, Margaret Koontz, Secretary.

D. PLEDGE OF ALLEGIANCE

E. PUBLIC HEARING

Guillermo Ortiz Ayala, 22 Murray Hill Square, Block 222, Lot 13.32, C-1Zone, for amended site plan approval to expand a front porch/entry point that will encroach into the 15' front-yard setback.

Guillermo Ortiz Ayala was sworn in. Mr. Ayala needs to replace the front stairs of his unit at Murray Hill Square. The condominium association informed him that the stairs have to be completely demolished so Mr. Ayala would like to take advantage of this situation and at the same time expand the landing area by the stairs by 33 inches to provide space for a small table and chairs. The existing area is 50 inches by 88 inches. The proposed front porch/entry point is 83 inches by 88 inches. The existing stairs and small front porch/entry point are within the 15 foot setback allowed. The proposed stairs and porch/entry point will encroach a little farther into the setback; however, the distance to the property line for the proposed porch/entry point is the same as Units 41 and 42 and will not extend beyond those landings. His unit is small and is one of the few that does not have two entrances. He has no back yard. He and his wife sometimes sit in the grass area in front, but it would be nice to have an area for a table and chairs so they can sit outside. The condominium association has approved Mr. Ayala's application for the stairs and front porch/entry point.

Mr. Ayala will replace the shrubs in front of the existing stairs and does not plan to have a gas grill on the landing. He will use the same style railing as the existing one and may use similar foliage. Mr. Ayala believes that the additional 33 inches for the front porch/entry point is more aesthetically pleasing when one looks across the row of units. In addition, the proposed landscaping would mitigate the impact of the minor encroachment. He was comfortable with a condition prohibiting the use of a gas grill and table umbrella on the porch/entry point. The exacerbation of the existing encroachment will make his unit more functional and livable

There were no questions or comments from the public and the hearing was closed. The Board agreed that the additional encroachment for the front porch/entry point is consistent with the surrounding units and will make the unit more functional. In addition, the proposed front porch/entry point and landscaping will make the unit more consistent with the surrounding units.

Mr. Hoefling moved to approve the application for amended site plan approval and variance relief with a condition prohibiting any cooking equipment or table umbrella on the front porch/entry point. Mayor Morgan seconded the motion. Members voting in favor: Mr. Cumiskey, Mr. Hoefling, Mr. Kapner, Mayor Morgan, Mr. Sartorius, Mr. Castagna and Chairman Lesnewich.

#### F. UPCOMING PUBLIC HEARING FOR HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN – MARCH 7, 2017

The public hearing for the Housing Element and Fair Share Housing Plan will be held on March 7, 2017. Mr. Keane will not be present for the hearing.

#### G. MISCELLANEOUS BUSINESS

##### *Road Openings and Re-Paving*

PSE&G is replacing the gas line on Marion Avenue which was recently re-paved. PSE&G will re-pave Marion Avenue when the work is complete. PSE&G will be replacing the gas lines on several other streets in the next few months.

Central Avenue from South Street to Springfield Avenue is scheduled to be re-paved but this project has been put on hold until after New Jersey American Water Company replaces the water mains.

##### *Lantern Hill*

The permits to demolish the sales office at Lantern Hill have been issued.

*1823 Springfield Avenue*

New Providence will issue the demolition permits for the house that burned. The application to develop the site, however, will go to the Boards in New Providence and Berkeley Heights since the property is located in both municipalities.

*Capital Improvement Projects at NP Middle and High Schools*

The foundation work for the additions at the Middle and High Schools will begin in March before school is out. There are five projects going on at the school.

*Oakwood Park Improvements*

Chairman Lesnewich inquired about the disposition of the huge pile of dirt on the site. Mr. Lynch was unaware of the dirt. The lower field will open while work continues on the upper field. There will be no fishing derby this year.

H. MINUTES

Mayor Morgan moved to approve the minutes of February 7, 2017 as submitted. Mr. Hoefling seconded the motion and the minutes were approved.

I. ADJOURNMENT

Mayor Morgan moved Mr. Cumiskey seconded the motion to adjourn. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,  
Margaret Koontz  
Planning Board Secretary