

PLANNING BOARD
BOROUGH OF NEW PROVIDENCE
TUESDAY, SEPTEMBER 4, 2018 – 8:00 PM
Council Chambers - Municipal Center, 360 Elkwood Avenue
New Providence, New Jersey

The meeting will adjourn at 11:00 p.m. No new witnesses will be introduced after 10:30 p.m.

A. CALL TO ORDER

B. PUBLIC NOTICE: This is a Public Meeting of the Planning Board of the Borough of New Providence, County of Union, 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

D. PLEDGE OF ALLEGIANCE

E. RESOLUTION

Unwind Yoga and Wellness Center LLC Application #2018-02
1280 Springfield Avenue, Block 150, Lot 18, CCD Zone, New Providence, NJ 07974
Amended site plan/variance for a sign at the rear of the building where a sign is only permitted at a public entrance and the applicant has no such entrance in the rear of the building.

Members eligible to vote in favor to deny: Mr. Cumiskey, Mr. Hoefling, Mayor Morgan, Mr. Sartorius, Mr. Castagna, Ms. Torsiello and Chairman Lesnewich.

F. DISCUSSION OF ZONING BOARD OF ADJUSTMENT RECOMMENDATIONS FOR ZONING CHANGES – See reverse side for details

- Establish a maximum building height of 35'
- Eliminate inclusion of decks in the building coverage calculation
- Amend the rear-yard setback requirement to establish a fixed 40' setback for decks only
- Eliminate the variance requirement for a conforming addition on a lot that doesn't have a garage
- Increase the maximum curb cut for a double driveway to 18'

G. MISCELLANEOUS OR OTHER BUSINESS

H. MINUTES – August 14, 2018

I. ADJOURNMENT

BOARD OF ADJUSTMENT RECOMMENDATIONS FOR ZONING CHANGES

- Establish a maximum building height of 35'

The current maximum allowable building height is 30' average grade to the mean. This requirement means that it's possible for a house to have a peak roof height of 36'. Establishing a maximum building height is relevant for controlling the height of a building on a conforming size lot. The Board can exercise some control over the maximum height of a building on a non-conforming lot during the variance process. The Board recommends a maximum building height of 35'.

- Eliminate inclusion of decks in the building coverage calculation

Over the past two years, the Board has received multiple applications for decks exceeding allowable building coverage requirements. The Board does not believe that decks should be included as part of the building coverage but recognizes that the height of a deck might be a factor as a second-floor deck is more imposing than a deck opening off the first or ground floor. To address this, the height of the deck could be used as a delineator in calculating decks as part of building coverage. The Board recommends that only decks 30" or higher, as these require a railing by building code, be included in the building coverage calculation.

- Amend the rear-yard setback requirement to establish a fixed 40' setback for decks only

In 2015, the rear-yard setback requirement was changed from a fixed 40' to 40' or 35% of the lot depth, whichever is greater. As a result, the Board has seen an increase in applications over the past two years for rear-yard setback relief for decks. The Board recommends amending the rear-yard setback requirement to restore the fixed 40' setback requirement for decks only.

- Eliminate the variance requirement for a conforming addition on a lot that doesn't have a garage

Additions on properties that do not have a garage must come to the Board for variance relief because of the lack of a garage [§310-11 E] even if the addition conforms to the zoning requirements. The Board has received several of these applications over the years. The Board recommends eliminating the variance requirement for an addition that conforms to the zoning requirements on a property that lacks a garage as long as the proposed addition doesn't preclude construction of a garage in the future.

- Increase the maximum curb cut for a double driveway to 18'

The Board has heard and granted approval for the width of the curb cut for double driveways over the past few years. The Board believes that the maximum curb cut of 16' for a double driveway [§310-20 D (2)] is not wide enough and recommends increasing the maximum allowable curb cut to 18'.

J.