

RESOLUTION
of the
BOROUGH OF NEW PROVIDENCE
Resolution No. 2017-269

Council Meeting Date: 11-13-2017

Date Adopted: 11-13-2017

TITLE: RESOLUTION APPROVING ACTION OF 705 CENTRAL AVENUE CONDOMINIUM ASSOCIATION BOARD CONCERNING APPLICATION OF KOTCH REAL ESTATE HOLDINGS RELATING TO UNITS 4, 5 AND 6, COLLECTIVELY KNOWN AS CRITERION HOLDINGS.

Councilperson Madden submitted the following resolution, which was duly seconded by Councilperson Muñoz.

WHEREAS, Borough Administrator Douglas Marvin, serving as the alternate board member of the 705 Central Avenue Condominium Association attended a board meeting of the association on Monday, November 13, 2017, and;

WHEREAS, the board was asked to consider an application from Kotch Real Estate Holdings for permission to make certain modifications within the common elements of the Condominium Association, and;

WHEREAS, the changes consist of modification to location of three parking spaces at the rear of the property and adding a handicapped access ramp to the west side of the property, as described in the plans attached to this resolution, and;

WHEREAS, the building plans for the condominium unit have been reviewed and approved by Keith Lynch, construction official; and

WHEREAS, the changes are necessary to comply with Building Codes; and

WHEREAS, a determination of the condominium association board was required with time being of the essence as the determination affected a potential sale between New Providence 2008, LLC and Kotch Real Estate Holdings, LLC; and

WHEREAS, the condominium association board was unable to schedule a meeting on a date after the meeting of the Council of the Borough of New Providence; and

WHEREAS, based upon the approval by Keith Lynch, and there being no detriment to the interests of the Borough, Borough Administrator Douglas Marvin voted on behalf of the Borough for the modification within the common elements as required by the Building Code as recommended by the New Providence Construction Official; and

WHEREAS, the board voted in favor of the resolution presented to the board, which is attached hereto, granting permission to the modifications of the common area as recommended by the New Providence Construction Official.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of New Providence, in the County of Union and State of New Jersey, that they do hereby approve the affirmative vote of Douglas Marvin on the resolution of the board of the 705 Central Avenue Condominium Association for the modification within the common elements as required by the building codes and recommended by the New Providence Construction Official.

APPROVED, this 13th day of November, 2017.

RECORD OF VOTE

	AYE	NAY	ABSENT	NOT VOTING
GALLUCCIO	X			
GENNARO	X			
KAPNER	X			
MADDEN	X			
MUÑOZ	X			
ROBINSON	X			
MORGAN			TO BREAK COUNCIL TIE VOTE	

I hereby certify that the above resolution was adopted at a meeting of the Borough Council held on the 13th day of November, 2017.

Wendi B. Barry, Borough Clerk