

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, MARCH 5, 2018 – 8:00 P.M.

Council Conference Room – Third Floor, Municipal Center, 360 Elkwood Avenue
New Providence, New Jersey

- A. CALL TO ORDER
- B. PUBLIC NOTICE
- C. ROLL CALL
- D. RESOLUTIONS

Edward Nasto Application #2018-01
15 Verona Road, Block 277, Lot 6, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11E for permission to construct an addition. The property does not have a garage and a one-car garage is required. The existing front-yard setback is 39.9 feet. The existing side yard is 9 feet.

Members eligible to vote to vote in favor: Mr. Ammitzboll, Mr. DeSarno, Mr. Grob, Mr. Karr, Mr. Morgan, Mr. Ping and Mr. Nadelberg.

MAJ Realty Inc. Application #2017-27
20 Marion Avenue, Block 237, Lot 6.01, R-3 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-20(2) for permission to construct a new two-family home. The proposed lot area is 8,967 square feet whereas 10,000 square feet is the minimum required. The proposed rear-yard setback to the house is 30.17 feet and 25 feet to the deck whereas 40 feet is the minimum required. The proposed front-yard setback is 20 feet whereas 30 feet is the minimum required. The proposed side-yard setback on the right is 15.78 feet whereas 18 feet is the minimum required. The proposed driveway curb cut is 22 feet whereas 16 feet is the maximum allowed.

Members eligible to vote in favor to deny: Mr. Ammitzboll, Mr. Grob, Mr. Karr, Mr. Ping, Ms. Ananthkrishnan and Mr. Nadelberg.

- E. PUBLIC HEARINGS SCHEDULED FOR MARCH 5, 2018

Anthony V. Tramonta Application #2017-39
130 Livingston Avenue, Block 141, Lot 1, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article V, Section 310-20 (2) for permission to keep a driveway. The property contains two driveway curb cuts whereas only one curb cut is permitted.

Carried from February 5, 2018

123 South Street Realty, LLC Application #2017-33
123 & 125 South Street, Block 171, Lots 28 & 30, OR Zone, New Providence, NJ 07974
Preliminary and final site plan approval and variance relief for floor area ratio, number of

stories, size of buffer areas and setback to parking area for four single-family townhomes.

F REVIEW OF PUBLIC HEARINGS SCHEDULED FOR MARCH 19, 2018

John and Lisa Mundy Application #2018-02
60 Holmes Oval North, Block 40, Lot 4, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedules II and III for permission to construct an addition. The proposed front-yard setback to the addition is 33.9 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the addition is 9.73 feet with a combined total of 13.53 feet whereas 15 feet with a combined total of 18 feet is the minimum required. The proposed building coverage is 1,740 square feet whereas 1,500 square feet is the maximum permitted. The proposed lot coverage is 41.48% whereas 40% is the maximum permitted. The existing side yard to the side porch is 3.8 feet. The existing front yard is 37 feet. The existing side yard to the driveway is 1 foot.

Michael and Allyson Santacross Application #2018-03
150 The Fellsway, Block 274, Lot 11, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a garage addition. The proposed front-yard setback to the garage addition is 34 feet whereas 40 feet is the minimum required. The existing driveway is 3 feet from the property line.

Christopher and Tamara Hazlett Application #2018-04
39 The Fellsway, Block 271, Lot 39, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed side-yard setback on the right side to the second-floor addition is 8.33 feet whereas 16.5 feet is the minimum required. The existing side yard is 7.5 feet. The existing patio and walkway are on the side property line.

G. COMMUNICATION ITEMS

H. MISCELLANEOUS

I. MINUTES FROM 2/26/2018

J. ADJOURNMENT