

BOROUGH OF NEW PROVIDENCE  
AGENDA  
BOARD OF ADJUSTMENT MEETING  
**MONDAY, APRIL 16, 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

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.

**Members eligible to vote in favor: Mr. DeSarno, Mr. Grob, Mr. Morgan, Mr. Ping, Ms. Ananthkrishnan and Mr. Nadelberg.**

**Request for extension of time for:**

Richard and Nicole Fachel Application #2016-20  
4 Alison Court, Block 270, Lot 26, R-2 Zone, New Providence, NJ 07974  
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, 310-20 (2) for permission to construct an addition and portico. The proposed front-yard setback to the addition is 32 feet and 37 feet to the portico whereas 40 feet is the minimum required. The proposed driveway width is 22 feet whereas 16 feet is the maximum permitted. The existing rear yard to the deck is 30 feet. The existing side yard to the driveway is 3.5 feet.

**Members eligible to vote in favor of request for extension of time: Mr. Ammitzboll, Mr. DeSarno, Mr. Grob, Mr. Karr, Mr. Morgan, Ms. Ananthkrishnan and Mr. Nadelberg.**

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.

**Members eligible to vote in favor: Mr. Ammitzboll, Mr. DeSarno, Mr. Morgan, Ms. Ananthkrishnan and Mr. Nadelberg.**

David Hyung Lim Application #2018-06  
14 Birch Place, Block 73, Lot 3, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed rear-yard setback to the addition is 35 feet whereas 40.62 feet is the minimum required. The proposed building coverage is 1,710 square feet whereas 1,562 is the maximum permitted. The existing front yard is 39.6 feet. The existing side yards are 8.11 and 9.65 feet.

**Members eligible to vote in favor: Mr. DeSarno, Mr. Grob, Mr. Karr, Mr. Morgan, Ms. Ananthkrishnan, Mr. Sorothen and Mr. Nadelberg.**

Greg Schraft  
146 Hickson Drive, Block 241, Block 38, R-2 Zone, New Providence, NJ 07974  
Application #2018-05  
Chapter 310, Article IV, Section 310-10, Schedule III for permission to construct an addition. The proposed building coverage is 2,125 square feet whereas 1,952 square feet is the maximum permitted. The existing side yard is 2.37 feet with a combined total of 17.03 feet. The existing side yard to the driveway is 2.37 feet and the curb cut is 21 feet wide.

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

#### E. PUBLIC HEARINGS SCHEDULED FOR APRIL 16, 2018

None scheduled.

#### F. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR MAY 7, 2018

Carlos and Sonia Ruiz  
25 Pearl Street, Block 194, Lot 17, R-2 Zone, New Providence, NJ 07974  
Application #2018-07  
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-20I for permission to construct a detached garage. The proposed front-yard setback to the detached garage is 24 feet whereas 40 feet is the minimum required. The proposed detached garage is 15.4 feet high whereas 14 feet is the maximum height allowed. The proposed 2 feet walkway around the detached garage is 4 feet from the property line whereas 6 feet is required. The existing front yard setback is 39.96 feet. The existing side-yard setback is 9.86 feet. The existing shed is 2 feet from the property line.

#### G. COMMUNICATION ITEMS

#### H. MISCELLANEOUS

#### I. MINUTES FROM 4/2/2018

#### J. ADJOURNMENT