

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING

MONDAY, APRIL 2, 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

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.

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.

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.

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

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.

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

E. PUBLIC HEARINGS SCHEDULED FOR APRIL 2, 2018

Request for an extension of time for:

Richard and Nicole Facht 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.

Carried from March 19, 2018

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.

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.

Greg Schraft Application #2018-05
146 Hickson Drive, Block 241, Block 38, R-2 Zone, New Providence, NJ 07974
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.

F REVIEW OF PUBLIC HEARINGS SCHEDULED FOR APRIL 16, 2018

No hearings scheduled

G. COMMUNICATION ITEMS

H. MISCELLANEOUS

I. MINUTES FROM 3/19/2018

J. ADJOURNMENT