

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, JUNE 18, 2018 – 8:00 P.M.

Council Chambers - Municipal Center, 360 Elkwood Avenue New Providence,
New Jersey

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

Hans Nahata and Jain Vandana Application #2018-12
791 Central Avenue, Block 210, Lot 19, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a deck.
The proposed rear-yard setback to the deck is 25 feet whereas 42 feet is the minimum
required. The proposed building coverage is 1,635 square feet whereas 1,610 square
feet is the maximum allowed.

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

Robert and Teresa Muñoz Application #2018-13
3 Alison Court, Block 270, Lot 22, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a
portico. Porticos in excess of 25 square feet must conform to the front-yard setback.
The front-yard setback to the portico is 35 feet whereas 40 square feet is the minimum
required.

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

Jan and Gregory Martin Application #2017-09
75 Walnut Street, Block 282, Block 25, R-1 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II & III for permission to construct an
addition and deck. The proposed rear-yard setback to the addition and deck is 27.7 feet
whereas 49 feet is the minimum required. The proposed building coverage is 2,408
square feet whereas 2,348 square feet is the maximum permitted. The existing
driveway is 23 feet wide. REQUEST FOR EXTENSION OF TIME

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

E. PUBLIC HEARINGS SCHEDULED FOR JUNE 18, 2018

Carried from 5/7/18

Carlos and Sonia Ruiz Application #2018-07
25 Pearl Street, Block 194, Lot 17, R-2 Zone, New Providence, NJ 07974
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.

Kenneth and Heather Urbano Application #2018-14
52 Crane Circle, Block 200, Lot 13, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed building coverage is 2,416 square feet whereas 2,110 square feet is the maximum allowed.

Ted and Katherine Hopkins Application #2018-15
30 Jane Road, Block 51, Lot 7, 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 is 41 feet to the addition whereas 48.45 feet is the minimum permitted. The proposed side-yard setback on the right side to the addition is 9.8 feet whereas 15.96 feet is the minimum permitted. The proposed building coverage is 2,090 square feet whereas 1,688 square feet is the maximum permitted. The existing driveway is 2 feet from the property line.

G. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JULY 2, 2018

Jonathan and Amy Shoemaker Application #2018-17
19 Jane Street, Block 60, Lot 4, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule I & !!! and Article V, Section 310-32(B) for permission to construct an addition, front porch and fence. The proposed front-yard setback along Jane Road is 38.6 feet and 11.8 feet along George Road whereas 40 feet is the minimum required. The proposed rear-yard setback is 40.8 feet whereas 47.05 feet is the minimum required. The proposed side-yard setback to the addition is 8 feet whereas 11.01 feet is the minimum required. The proposed building coverage is 1,826 square feet whereas 1,582 square feet is the maximum allowed. The proposed fence in the front yard along Jane Road is 5.4 feet high whereas 30" is the maximum allowed. The existing driveway is 1' from the side property line.

Carried from 6/4/18

Gail Souren Application #2018-08
54 Laurel Drive, Block 114, Lot 11, R-1 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed front-yard setback to the second-story addition is 26.8 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the two-story addition is 21.75 feet whereas 40 feet is the minimum required. The proposed building coverage is 2,291 square feet whereas 1,667 square feet is the maximum

permitted. The existing front yard is 18.8 feet. The existing side yard is 12.3 feet.

H. COMMUNICATION ITEMS

I. MISCELLANEOUS

J. MINUTES FROM 6/4/2018

K. ADJOURNMENT