

BOROUGH OF NEW PROVIDENCE  
AGENDA  
BOARD OF ADJUSTMENT MEETING  
**MONDAY, JUNE 4, 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

Paul Ellison Application #2018-09  
19 Valentine Road, Block 185, Lot 2, R-2 Zone, New Providence, NJ 07974  
Chapter 310, Article V, Section 310-32(B) for permission for a fence. The fence in the front along Central Avenue is 6 feet high whereas 30 inches is the maximum height allowed.

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

Pratik and Paras Raimugia Application #2018-10  
142 Stoneridge Road, Block 252, Lot 9, R-1 Zone, New Providence, NJ 07974  
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed combined side-yard setback to the addition is 32.3 feet whereas 33 feet is the minimum required. The proposed building coverage is 2,359 square feet whereas 2,298 square feet is the maximum allowed.

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

Marcus and Caroline Virella Application #2018-11  
44 Chestnut Street, Block 282, 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 rear-yard setback to the addition is 39.73 feet whereas 43.7 feet is the minimum required.

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

- E. PUBLIC HEARINGS SCHEDULED FOR JUNE 4, 2018

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.

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.

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.

#### F. REQUEST FOR EXTENSION OF TIME

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.

#### G. REVIEW OF 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.

#### H. COMMUNICATION ITEMS

#### I. MISCELLANEOUS

#### J. MINUTES FROM 5/21/2018

#### K. ADJOURNMENT