

BOROUGH OF NEW PROVIDENCE SUNSHINE NOTICE

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9 2020, declaring a State of Emergency and Public Health Emergency in the State of New Jersey, and extended by Executive Orders No. 119 on April 7, 2020, No. 138 on May 6, 2020, and No. 151 on June 4, 2020, and N.J.A.C. 5:39-1 et seq., Emergency Remote Meeting Protocol for Local Public Bodies, the Borough of New Providence does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of the Zoning Board of Adjustment in an open and transparent manner whenever a declared emergency exists that prohibits physical attendance by members of the public, meetings of the Zoning Board of Adjustment will be held with all Board Members, Board Professionals, the Applicant, the Applicant's Professionals, interested parties and members of the public, connected by conferencing software provided by zoom.us until the Public Health Emergency has been lifted. Members of the public are invited to view meetings live using Zoom client, which allows them to participate and contribute with voice and video when they are invited to do so during public portions of the meeting.

Please click the link to join the meeting: <https://zoom.us/j/3676326456>

Or One tap mobile

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Or Telephone:

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+1 253 215 8782 US

Meeting ID: 367 632 6456

IF YOU CANNOT JOIN A LIVE MEETING REMOTELY for any reason, you may contact Margaret Koontz, Secretary, Zoning Board of Adjustment at 908-665-1124 or via email at mkoontz@newprov.us. A hardcopy of applications and associated documents will be made available to you.

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, DECEMBER 6, 2021 – 8:00 P.M.

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

VIRTUAL MEETING

No new witnesses will be heard after 10:00 p.m.

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

Kimberly and David Pallant [Application #2021-33](#)
888 Central Avenue, Block 192, Lot 12, 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 18.7 feet and 15.3 feet to the rear stoop whereas 40 feet is the minimum required. The existing front-yard setbacks are 39.8 feet along Central Avenue and 39.5 feet along Fairview Avenue. The existing driveway is 2.5 feet from the property line.

Members eligible to vote in favor: Ms. Ananthakrishnan, Mr. Grob, Mr. Morgan, Mr. Ping, Mr. Sorochen, Mr. Kogan and Chairman Nadelberg.

Sarah Namini [Application #2021-34](#)
304 Charnnwood Road, Block 36, Lot 20, R-2 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 on Oxbow Drive is 24.8 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the second-floor addition is 10.10 whereas 12 feet is the minimum required. The existing deck is 8 feet from the side property line.

Members eligible to vote in favor: Ms. Ananthakrishnan, Mr. Grob, Mr. Morgan, Mr. Ping, Mr. Sorochen, Mr. Kogan and Chairman Nadelberg.

- E. REQUEST FOR EXTENSION OF TIME

Eric and Diana Benites [Application #2020-26 EXT](#)
2 Ridgeview Avenue, Block 32, Lot 11, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition

and portico. The proposed front-yard setback to the portico is 36.3 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the addition is 10.29 feet whereas 17.46 feet is the minimum required. The existing front-yard setback along Springfield Avenue is 26.09 feet.

F. PUBLIC HEARINGS SCHEDULED FOR December 6, 2021

Carried from September 27, 2021

[Application #2021-23 REVISED](#)

[Application #2021-23](#)

Jason and Jena Adams

87 Laurel Drive, Block 102, Lot 40, R-1 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedules II & III and Article V, Section 310-19I, 310-20A and 310-32B and Article II, Sections 229-17A for permission to construct a new home, inground pool and pool house. The proposed lot area is 16,053 square feet whereas 18,000 square feet is the minimum required. The proposed setback at the right of way is 50 feet and 62.48 feet at the setback whereas 85 feet and 130 feet are the minimum permitted. The proposed front-yard setback along Inwood road is 15.4 feet whereas 40 feet is the minimum required. The proposed building coverage is 3,168 square feet whereas 2,355 square feet is the maximum permitted. The driveway is 15 feet from the corner whereas 50 is required. The generator as proposed does not comply with installation/zoning requirements. There is a proposed 4 feet high fence along Inwood Road on the grading plan that states the style to be determined. The requirement for a fence in a secondary front yard is 4 feet with 50% open. The setback to the inground pool is 9.6 feet and 6 feet to the pool equipment whereas 10 feet is required.

- [Planner's Review – Revised Plans](#)
- [Exhibit A-9 – Rendering of Rear - Revised](#)
- [Exhibit A-10 -Rendering of Front and Side – Revised](#)
- [Exhibit A-11 – Rendering of Inwood Side - Revised](#)
- [Exhibit A-12 – Building Setback - Revised](#)
- [Exhibit A-13 – Building Area](#)

G. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR DECEMBER 13, 2021

Stefanie Mathews

[Application #2021-35](#)

1283 Springfield Avenue, Block 50, Lot 17, Central Commercial District, New Providence, NJ 07974

Chapter 310, Article V, Section 310-33 B (2), 310-33 H (3), 310-33 H (4g) and 310-33 L (2a) for permission for a sign/mural. The proposed sign does not advertise this business at the location which is prohibited. The proposed billboard/off-premises sign is prohibited. The proposed sign is painted directly on the exterior wall of the building which is not allowed. The proposed additional signate is 264 square feet, not at a public entrance and exceeds the maximum number of signs, whereas only 4% of the total area of the building façade fronting on a principal entrance, but in no case shall any individual sign be greater than 50 square feet and only one sign per public entrance with a maximum number of two is allowed.

- [Planner's Review](#)

Daniel and Sarah Harrington

[Application #2021-36](#)

5 Dogwood Lane, Block 181, Lot 1, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article I, Section 310-10, Schedule II for permission to construct an addition. The proposed front-yard setback along Magnolia Drive to the addition is 19.5 feet whereas 40 feet is the minimum required. The existing front-yard setback is 38.84 feet whereas 40 feet is the minimum required.

Carried from September 27 and November 15, 2021

[Application #2021-24 REVISED](#)

Badri and Malini Hiriyur

[Application #2021-24](#)

74 The Fellsway, Block 273, Lot 5, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedules II & III and Article V, Section 310-20(2) for permission to construct an addition. The proposed front-yard setback to the addition along Forest Road is 18.25 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 45.2 feet whereas 49 feet is the minimum required. The proposed side-yard setback to the front addition is 10.25 feet and 9.5 feet to the rear addition whereas 12 feet to the rear addition and 12.6 feet to the front addition is the minimum required. The proposed building coverage is 1,659 square feet whereas 1,577 square feet is the maximum allowed. The proposed driveway curb cut is 20 feet whereas 18 feet is the maximum allowed.

H. COMMUNICATION ITEMS

I. MISCELLANEOUS BUSINESS

J. MINUTES FROM November 15, 2021

K. ADJOURNMENT