

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

US: +19292056099,,2221678523# US (New York)
+13126266799,,2221678523# US (Chicago)

Or Telephone:

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+1 301 715 8592 US
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+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. The files are also available for review in the Planning and Development Department, Municipal Building, 360 Elkwood Avenue, New Providence, NJ from 8:00 a.m. to 4:00 p.m.

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, JANUARY 10, 2022 – 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 BY SECRETARY
- B. PUBLIC NOTICE BY SECRETARY
- C. ROLL CALL BY SECRETARY
- D. PRESENTATION OF CREDENTIALS OF APPOINTED AND RE-APPOINTED BOARD MEMBERS
- E. NOMINATIONS AND ELECTIONS
 - 1. Election of Chairperson
 - 2. Election of Vice-Chairperson
 - 3. Selection of Attorney
 - 4. Election of Secretary from Board Members and/or Selection of Secretary provided by Borough.
- F. Review of Calendar Resolution for 2022 and voting on same if approved.
- G. Review of Board of Adjustment By-Laws and attached Resolution and voting if approved.
- H. Review of Resolution for Attorney Services and voting if approved.
- I. RESOLUTIONS

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.

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

[Application #2021-24 REVISED](#)

[Application #2021-24](#)

Badri and Malini Hiriyyur

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.

Members eligible to vote in favor: Mr. Ammitzboll, Mr. Grob, Mr. Morgan, Mr. Ping, Mr. Kogan, Mr. Dunscombe and Chairman Nadelberg.

J. PUBLIC HEARINGS SCHEDULED FOR JANUARY 10, 2021

Carried from October 4 and November 15, 2021. To be carried to January 24, 2022

Kavita Kotte

[Application #2021-25](#)

38 Bergen Road, Block 294, Lot 14, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IX, Section 310-53 for permission to erect a fence. The proposed replacement of the 6 feet high stockade fence along Mountain Avenue with a 6 feet high white vinyl fence is a change to a previously approved resolution.

To be carried to February 7, 2022

Grunwald Properties

[Application #2021-38](#)

169 Union Avenue, Block 204, Lot 12, 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 a new home. The proposed lot area is 12,090 square feet whereas 15,000 square feet is the minimum required. The proposed lot width at the setback is 69.76 feet whereas 110 feet is the minimum width required. The proposed front-yard setback to the house is 37.7 feet whereas 40 feet is the minimum required. The proposed building coverage is 2,490 square feet whereas 1,959 square feet is the maximum allowed. The driveway curb cut is 19 feet whereas 18 feet is the maximum allowed.

Jeffrey Bruder Jr.

[Application #2021-37](#)

62 Hickson Drive, Block 134, Lot 17, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedules II & III and Section 310-20I for permission to construct an addition and detached garage. The proposed front-yard setback to the addition is 34.63 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the addition is 12 whereas 17.88 feet is the minimum required. The proposed detached structure is 3 feet from the rear and side property lines whereas 6 feet is the minimum required. The proposed driveway expansion abuts the

property line whereas 6 feet is the minimum required. The proposed accessory coverage for the detached structure is 7.25% whereas 5% is the maximum allowed.

- [Exhibit A-1 – Four photographs of house](#)
- [Planner's Review](#)

K. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JANUARY 24, 2021

Carried from September 27 and December 6, 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](#)

Carried from December 13, 2021. To be carried to February 28, 2022

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.

- [Exhibit A-1 – Photographs of home](#)

L. COMMUNICATION ITEMS

M. MISCELLANEOUS BUSINESS
N. MINUTES FROM December 13, 2021
I. ADJOURNMENT