

## 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, No. 151 on June 4, 2020, No. 280 on January 11, 2022 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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+1 346 248 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](mailto: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, MARCH 21, 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
- B. PUBLIC NOTICE
- C. ROLL CALL
- D. RESOLUTIONS

[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.

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

- E. PUBLIC HEARING SCHEDULED FOR MARCH 21, 2022

**Carried from January 10, 2022**

[Application #2021-38 REVISED](#)

[Application #2021-38](#)

Grunwald Properties

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.

- [Planner's Review – Revised Plans](#)

63 Laurel Drive LLC

[Application #2022-03](#)

63 Laurel Drive, Block 102, Lot 34, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedule IV. For a single-family dwelling, two parking spaces are required, one of which shall be in a garage. The proposed addition of a bathroom into the existing one-car garage space would not be permitted.

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

F. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR APRIL 4, 2022

**Carried from October 4 and November 15, 2021, and January 10, January 24, February 28 and March 7, 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.

- [Exhibit A-1 – Fence Proposal](#)

**Carried from March 7, 2022**

Aji Joseph and Rose Parayil Justy

[Application #2022-02](#)

87 Richland Drive, Block 202, Lot 15, 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 27 feet whereas 42.49 feet is the minimum required. The existing driveway abuts the property line.

Kevin Cheetham and Shelley Han

[Application #2022-04](#)

87Passaic Street, Block 53, Lot 1, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article V, Section 310-32 B and Article V, Section 310-19I for permission to erect a fence and shed. The proposed 6 feet high fence in the secondary front yard along Lincoln Lane does not meet the permitted 4 feet high fence that is 50% open. The shed is in the secondary front yard along Lincoln Lane and is 6' from the front property line whereas 40' is the minimum required.

G. REVIEW OF 2021 ANNUAL REPORT

H. COMMUNICATION ITEMS

I MISCELLANEOUS BUSINESS

J. MINUTES FROM March 7, 2022

K. ADJOURNMENT