

## 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

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

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 US (New York)  
+1 312 626 6799 US (Chicago)  
+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](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, MAY 16, 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

Jeffrey and Tanna Cheal

[Application #2022-06](#)

89 Woodland Road, Block 232, Lot 10, 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 second-floor addition is 25 feet

whereas 40 feet is the minimum required. The existing front-yard setback is 35.5 feet.

The existing side-yard setback is 9.8 feet. The existing rear deck is 12 feet from the rear

property line. The existing driveway is 4 feet from the rear property line.

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

E. PUBLIC HEARING SCHEDULED FOR MAY 16, 2022

Jonathan and Shayna Doyle

[Application #2022-07](#)

15 Brook Hollow Lane, Block 254, lot 17, R-1 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedules II & III for permission to construct an

addition. The proposed rear-yard setback to the addition is 37.3 feet whereas 40 feet is

the minimum required. The proposed building coverage is 2,644 square feet whereas

2,380 square feet is the maximum allowed.

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

Muhammad Javed

[Application #2022-08](#)

218 Runnymede Parkway, Block 31, Lot 19, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an

addition. The proposed side-yard setback to the addition is 9.4 feet whereas 11.3 feet is

the minimum required.

F. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JUNE 6, 2022

**Carried from October 4 and November 15, 2021, and January 10, January 24, February 28, March 7 and April 4, 2022.**

Kavita Kotte

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.

[Landscape Proposal  
Application #2021-25](#)

Johan Starr Vimolchalao

6 Radcliff Drive, Block 134, Lot 20, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a deck and relocate an air conditioning condenser. The proposed front-yard setback along Coddington Drive to the deck is 21.8 feet and 17.2 feet to the AC condenser whereas 40 feet is the minimum required. The rear-yard setback to the deck is 27 feet whereas 40 feet is the minimum required. The existing front yard setback is 35 feet. The existing shed is 3 feet from the rear property line.

[Application #2022-09](#)

Justin and Marlena McLean

46 Clinton Avenue, Block 61, Lot 8, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, section 310-10, Schedules II & III for permission to construct an addition. The proposed front-yard setback along Stanley Road is 17.6 feet to the portico and 20.3 feet to the addition whereas 40 feet is the minimum required. The proposed height of the rear addition is 36.1 feet whereas 35 feet is the maximum height allowed. The existing front-yard setback is 22 feet. The existing garage is 2.3 feet from the side property line and 17.6 feet from the front property line. The property has 2 existing driveways – one is 2.3 feet from the property line and 20 feet wide and the second driveway is 3 feet from the property line.

[Application #2022-10](#)

G. COMMUNICATION ITEMS

H. MISCELLANEOUS BUSINESS

I. MINUTES FROM April 16, 2022

I. ADJOURNMENT