

**BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT
MEETING MINUTES – MONDAY, JUNE 20, 2016 – 8:00 p.m.**

Present: Chairman Nadelberg, Mr. Ammitzboll, Mr. DeSarno, Mr. Karr, Mr. Morgan, Mr. Ping and Margaret Koontz, Secretary

Absent: Mr. Grob and Mr. Phil Morin, Board Attorney

A. CALL TO ORDER

Chairman Nadelberg called the meeting to order at 8:00 p.m.

B. PUBLIC NOTICE

Chairman Nadelberg stated that this is a meeting of the Board of Adjustment of the Borough of New Providence, County of Union, and State of New Jersey. Adequate notice of this meeting was given in accordance with P.L. 1975, Chapter 231, in that a notice was made in conformance with Section 13 of the Act. He also stated the protocol for the meeting.

C. RESOLUTIONS

Clark Wierdsma and Amy Coyle Application #2016-15
17 Coddington Drive, Block 182, Lots 9 & 10, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article V, Section 310-32(B) for permission to construct a fence. The proposed fence in the front along Coddington Drive is 4 feet high whereas 30 inches is the maximum height allowed.

Mr. Karr moved this and Mr. DeSarno seconded same. Members voting in favor: Mr. DeSarno, Mr. Karr, Mr. Morgan and Mr. Nadelberg.

Donald and Lisa Parkin Application #2016-16
17 Whitewood Drive, Block 255, Lot 4, R-1 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a second-floor addition. The proposed front yard to the portico is 37 feet whereas 40 feet is minimum required. The proposed side-yard setback to the second floor addition is 12.25 feet with a combined total of 32.25 feet whereas 17.7 feet with a combined total of 35.40 feet is the minimum required. The existing driveway is 3.9 feet from the property line.

Mr. Morgan moved this and Mr. Ping seconded same. Members voting in favor: Mr. Karr, Mr. Ping, Mr. Morgan and Mr. Nadelberg.

D. PUBLIC HEARING SCHEDULED FOR JUNE 20, 2016

Lena Chen Application #2016-02
87 Passaic Street, Block 53, Lot 1, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and III, to construct a new house.

The proposed lot area is 11, 867 sq. ft. whereas 15,000 sq. ft. is the minimum required. The proposed lot width at the right of way along Passaic Street is 58 feet whereas 70 feet is the minimum required. The proposed lot width at the setback along Passaic Street is 70 feet whereas 110 feet is the minimum required. The proposed front yard along Lincoln Lane is 15.75 feet and 22.9 feet along Passaic Street. The proposed side-yard setback is 10.48 feet whereas 11.10 feet is the minimum required. The proposed driveway width is 19 feet whereas 16 feet is the maximum permitted. At this time the review cannot be completed due to missing elevation information. The property is on the Borough historical register. The property has two existing sheds one is 3 feet from the property line and the other is in the right of way along Lincoln Lane.. Also there is an existing 6'high fence along Lincoln Lane. The application must adhere to the Borough's grading ordinance. *Carried from June 6, 2016.*

This hearing was carried to July 11, 2016. No further notice is required or will be given. The Zoning Official has not received the information necessary to deem the application complete. This information must be received on or before July 1st for the application to be heard on July 11th.

E. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JULY 11, 2016

No new hearings are scheduled for July 11, 2016.

G. COMMUNICATION ITEMS

Mr. Lynch will be scheduling a meeting for the week of June 27th with Mr. Morin and Lantern Hill's professionals about steps being taken to remediate damage done to the trees on the great lawn. Mr. Grob will represent the Board at the meeting.

H. MISCELLANEOUS BUSINESS

No miscellaneous business.

I. MINUTES FROM 6/6/2016

The minutes from June 6, 2016, were approved as submitted.

J. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.