

**BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT
MEETING MINUTES – MONDAY, OCTOBER 15, 2018 – 8:00 p.m.**

Present: Mr. Ammitzball, Ms. Ananthakrishnan, Mr. DeSarno, Mr. Grob, Mr. Morgan, Mr. Nadelberg, Mr. Ping, Mr. Sorochen, Phil Morin, Board Attorney, and Margaret Koontz, Secretary.

Absent: Mr. Karr

A. CALL TO ORDER

Chairman Nadelberg called the meeting to order at 8:10 p.m.

B. RESOLUTIONS

Paul Lomba Application #2018-25
66 Fourth Street, Block 163, Lot 29, R-3 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 is 24 feet whereas 40 feet is the minimum permitted. The proposed rear-yard setback is 22 feet whereas 40 feet is the minimum permitted.

Mr. Grob moved this and Mr. Morgan seconded same. Members voting in favor: Mr. DeSarno, Mr. Grob, Mr. Morgan, Ms. Ananthakrishnan, Mr. Sorochen and Mr. Nadelberg.

11 Clinton Avenue LLC Application #2018-18
11 Clinton Avenue, Block 63, Lot 45, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-2-(2) for permission to construct a new house. The proposed front-yard setback is 30 feet to the house whereas 40 feet is the minimum permitted. The proposed rear-yard setback to the house is 37.3 feet whereas 40 feet is the minimum permitted. The driveway curb cut is 20 feet wide whereas 16 feet is the maximum permitted.

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

Richard Travia Application #2018-26
275 Woodbine Circle, Block 84, Lot 25, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule III for permission to construct an addition. The proposed building coverage is 2,506 square feet whereas 2,013 square feet is the maximum permitted. The existing rear yard is 35 feet. The existing curb cut is 21 feet. The existing side yard is 11.63 feet.

Mr. Morgan moved this and Mr. DeSarno seconded same. Members voting in favor: Mr. DeSarno, Mr. Grob, Mr. Morgan, Mr. Ping, Ms. Ananthakrishnan and Mr. Nadelberg.

Michael and Kathleen Ondrejko Application #2016-31
58 Whitman Drive, Block 171, Lot 48, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-20(2) for permission to construct an addition and front porch. Second request for extension of time.

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

Paul Ellison Application #2018-09
19 Valentine Road, Block 185, Lot 2, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article V, Section 310-32(B) for permission for a fence. The fence in the front along Central Avenue is 6 feet high whereas 30 inches is the maximum height allowed. Amendment of resolution for relocation of fence.

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

Anthony Scari (McDonald's Franchise Owner) Application #2017-18
1771 Springfield Avenue, Block 11, Lot 1, C-2 Zone, New Providence, NJ 07974
Preliminary and final site plan and variances to expand the monument sign at McDonald's.

This resolution will be memorialized at the meeting on November 5, 2018. The Board discussed the reader board and agreed that the sign as encased in the existing monument sign meets the intent of the approval granted by the Board in September 2017 although it's scaled back from what the Board approved. As incorporated, it's adequate and sufficient and looks better than when it was sitting on top of the monument sign. The Board acknowledged that to incorporate the reader board into the monument sign as agreed would have required the applicant to rebuild the entire monument sign. Mr. Ping is disappointed that the applicant hasn't posted any community information on the sign as testified at the hearing and will contact the applicant to discuss this.

Members eligible to vote in favor: Mr. Ammitzboll, Mr. Grob, Mr. Karr, Mr. Morgan, Mr. Ping and Ms. Ananthakrishnan.

C. PUBLIC HEARINGS SCHEDULED FOR OCTOBER 15, 2018

Craig and Melissa Print Application #2018-27
45 Jane Road, Block 61, Lot 4, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-20(2) for permission to construct an addition. The proposed front-yard setback to the addition along Stanley Road is 20 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 37.66 feet whereas 44.10 feet is the minimum required. The proposed side-yard setback to the addition is 11.22 feet whereas 16.44 feet is the minimum required. The proposed curb cut is 20 feet whereas 16 feet is the maximum allowed.

Ms. Ananthakrishnan recused herself from the hearing as she is the architect for the applicant.

Craig Print and Malathi Ananthkrishnan, the applicant's architect, were sworn in and Ms. Ananthkrishnan provided her credentials and was accepted as a licensed professional architect. Mr. Print testified that he and his family moved into their house five or six years ago with the intention of living there for a while to see what their needs would be. The children are growing and he would now like to make some changes to the house that will meet their needs for the next five or six years. The Prints thought about buying a larger house, but they like the neighborhood and the school. Mr. Print proposes to add a fourth bedroom and enlarge the existing bedrooms, add a mudroom, expand the kitchen, open up the living area and expand and re-orient the garage to front Stanley Road. The existing driveway will be removed to create more back yard.

Ms. Ananthkrishnan described the addition and variances required. The property is a corner lot with two front yards with much of the house already outside of the required setbacks. A second-floor addition is proposed over the right side of the house for a master bedroom and bathroom and a single-story addition is proposed in front of the existing living room for a porch. The existing house has a gable on the left side so Ms. Ananthkrishnan is proposing a reverse gable on the right side for the second-story addition. The second-floor addition will go straight up from the existing house and will not encroach further into the existing side-yard setback. The existing garage is at the rear of the house where is 900 SF of driveway which takes up a lot of the backyard space. The new garage will face Stanley Road with 400 SF of driveway. The proposed curb cut is 20' wide to accommodate two cars and requires a variance. Variances are also required for the front-yard setback on Jane Road, the rear-yard setback for the expanded garage and the right side-yard setback because of the gable.

Mr. Print and Ms. Ananthkrishnan responded to questions from the Board. The site plan does not include a right elevation but the right side of the house will have one window in the bedroom on the second floor and two windows on the first floor on either side of the fireplace. Mr. Grob noted that the Stanley Road side of the house is equally important as the front of the house since it's a corner lot and asked if any changes could be made to make the Stanley Road side of the house look more "front-ish." Ms. Ananthkrishnan responded that that's what the existing elevation looks like: Two additional windows are proposed on the first floor. She can change the orientation of the garage roof. The following exhibits were marked as follows:

- Exhibit A-1 – Two sheets of photographs showing the front, rear, left and right sides of the house; an aerial map of the neighborhood; and, photographs of the house and the neighbor's house on Jane Road, the house and the neighbor on Stanley Road and the macadam driveway and rear yard, and
- Exhibit A-2 – Site plan showing the possible change to the garage roof in red.

As shown on page 2 of Exhibit A-1, the neighbor to the right has two windows on the second floor and a solid wall on the ground level where the garage is located.

Ms. Ananthkrishnan could add more windows on the Stanley Road elevation and maybe pull the garage forward but that changes the setback. Mr. Ammitzboll asked about adding a door next to the garage that would lead into the laundry room to break up the façade. Mr. Nadelberg commented that there are a lot of corner houses with sides that don't look a front and asked if a "fancier" garage door would be an option. Mr. Ping agreed that the Stanley Road side of the house has looked that way for a long time and the addition will be an improvement, but he would also like to see if that side of the

