

recused herself.

Ms. Ananthakrishnan worked with the applicant and revised the plans to address the Board's about the impact of the right-side setback and elevation on the neighbor. A copy of the revised plans, which included a right-side elevation, was distributed to the Board prior to the hearing. Ms. Ananthakrishnan changed the entire front for the second-floor addition turning the gable around so that it's on the side now. Turning the gable reduced the right-side setback from 16.4' to 11.7' and 11.22' is proposed so the setback is only over by a half foot. This also reduces the impact of the side of the house on the neighbor.

Ms. Ananthakrishnan responded to questions from the Board. The interior remains the same. The front door comes out farther than originally proposed and extends up to the second floor where there will be a large window above the porch.

The Board had no further questions for the applicants. The hearing was opened to questions from the public.

There were no questions from the public.

No further witnesses appeared to testify and the hearing was opened to comments from the public.

There were no comments from the public and the hearing was closed.

Discussion: Mr. Nadelberg believes the applicant addressed the Board's concerns. Mr. Ammitzboll agreed and noted that his big concern was that the neighbor would face a wall. After the first hearing, he drove down the street and then looked at the plans again and realized that the second-floor addition is mostly behind the neighbor's house and would have less of an impact on the neighbor than he originally thought. However, with the changes, it's even better. Mr. Grob added that it's a tough site because it has two front yards and the revised plans address his concerns with the original application.

Mr. Ping moved to approve the application and Mr. Ammitzboll seconded the motion. A resolution will be passed at the next meeting. Members voting in favor: Mr. Ammitzboll, Mr. DeSarno, Mr. Grob, Mr. Morgan, Mr. Ping, Mr. Sorothen and Mr. Nadelberg. Those opposed: None.

David Lust and Elizabeth Duchesne-Lust Application #2018-30
14 Eighth Street, Block 146, Lot 18, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a portico. The proposed front-yard setback to the portico is 26.3 feet whereas 40 feet is the minimum permitted.

David and Elizabeth Lust were sworn in and testified that they would like to build a portico over their existing stoop with a light over the door but the proposed front-yard setback is only 26' whereas 40' is required. They would like to have the portico to provide shelter from rain and snow and more lighting than currently exists to increase the safety when entering and exiting the house. The portico will be wooden with roof shingles and will be supported by brackets. There is nothing over the front door now.

The current light is off to the left and the proposed light would be centered and shine downward. They do not plan to enclose the porch as it will only be supported by brackets so there's really nothing to enclose.

The Board had no further questions for the applicants. The hearing was opened to questions from the public.

There were no questions from the public.

No further witnesses appeared to testify and the hearing was opened to comments from the public.

There were no comments from the public and the hearing was closed.

Discussion: The Board had no issues with granting a variance for the portico. The houses on Eighth Street do not have consistent front-yard setbacks and the house to the left of the applicant encroaches farther into the front-yard setback than the Lust's proposed portico. It's a good application and is a safety issue.

Mr. Karr moved to approve the application and Mr. DeSarno seconded the motion. A resolution will be passed at the next meeting. Members voting in favor: Mr. Ammitzball, Mr. DeSarno, Mr. Grob, Mr. Karr, Mr. Morgan, Mr. Ping, and Mr. Nadelberg. Those opposed: None.

D. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR DECEMBER 3, 2018 2018

Yuanwen Sun Application 32018-32
3 Lavina Court, Block 120, Lot 14, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedules II and III for permission to construct a front porch and addition. The proposed front-yard setback to the porch is 21.09 feet and 25.19 feet to the second floor addition whereas 40 is the minimum required. The proposed side-yard setback on the right is 9.88 feet and 8.67 feet on the left whereas 11.64 feet is the minimum required. The proposed impervious coverage is 43.3% whereas 40% is the maximum allowed. The existing detached garage is 3.55 feet. The existing driveway abuts the property line.

Mr. Ping's property is within 200' of the applicant's property so he will have to recuse himself. Mr. Ammitzball will be absent and Ms. Ananthakrishnan is the architect for the application leaving six members eligible to vote.

Ms. Ananthakrishnan briefly described the application to change the house from a cape to a colonial. Both of the side-yard setbacks are existing non-conformances that will not be exacerbated by the front porch and addition. A lot of the impervious coverage is because of the driveway.

F. COMMUNICATION ITEMS

No communication items.

G. MISCELLANEOUS BUSINESS

The Board reviewed a resolution appointing Phil Morin of Philip J Morin III LLC as Board attorney from July 1, 2018, through December 31, 2018. Mr. Ping moved to adopt the resolution as submitted, and Mr. Ammitzboll seconded the motion. All voted in favor.

H. MINUTES FROM 11/5/2018

The minutes from November 5, 2018, were approved as submitted.

I. ADJOURNMENT

The meeting was adjourned at 8:28 p.m.