

**BOROUGH OF NEW PROVIDENCE  
BOARD OF ADJUSTMENT  
MEETING MINUTES – MONDAY, FEBRUARY 5, 2018 – 8:00 p.m.**

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

Absent: Mr. Ammitzboll and Mr. Nadelberg

**A. CALL TO ORDER**

Vice Chairman Grob called the meeting to order at 8:02 p.m. This meeting was held in the Council Conference Room.

**B. PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 5, 2018**

123 South Street Realty, LLC Application #2017-33  
123 & 125 South Street, Block 171, Lots 28 & 30, OR Zone, New Providence, NJ 07974  
Preliminary and final site plan approval and variance relief for floor area ratio, number of stories, size of buffer areas and setback to parking area for four single-family town homes.

The Board Secretary received a letter from the applicant requesting the Board to carry the hearing, originally heard on December 4, 2017, to March 5, 2018, without the need for further notice to give the applicant time to prepare additional exhibits including a perspective of the site looking south on South Street. The Board agreed to carry the hearing to March 5, 2018. No further notice is required or will be given.

**C. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 26, 2018**

Edward Nasto Application #2018-01  
15 Verona Road, Block 277, Lot 6, R-2 Zone, New Providence, NJ 07974  
Chapter 310, Article IV, Section 310-11E for permission to construct an addition. The property does not have a garage and a one-car garage is required. The existing front-yard setback is 39.9 feet.

Mr. Morin believes an additional bulk variance for an existing non-conforming side-yard setback is needed. The Board Secretary will have the Zoning Officer review the application again to confirm if this is the case. Mr. Morin stated that the Board can still hear the application even if the applicant already noticed for the hearing without the additional variance

**Carried from January 8, 2018**

MAJ Realty Inc. Application #2017-27  
20 Marion Avenue, Block 237, Lot 6.01, R-3 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 a new two-family home. The proposed lot area is 8,967 square feet whereas 10,000 square feet is the minimum required. The proposed rear-yard setback to the house is 30.17 feet and 25 feet to the deck whereas 40 feet is the

minimum required. The proposed front-yard setback is 20 feet whereas 30 feet is the minimum required. The proposed side-yard setback on the right is 15.78 feet whereas 18 feet is the minimum required. The proposed driveway curb cut is 22 feet whereas 16 feet is the maximum allowed.

The Board reviewed the revised plans submitted by the applicant. In addition to the set of revised plans for the proposed two-family house, the packet includes a single-sheet Conceptual Plan showing a proposed one-family house on the lot. The Board was unclear what the purpose of this sheet is or if it was included in error. The Board Secretary will contact the applicant's engineer to determine the intent of the Conceptual Plan.

#### D. COMMUNICATION ITEMS

##### *McDonald's Sign*

Mr. Morin's colleague, who has worked with the applicant's attorney, has contacted the applicant's attorney for an update on plans to encase the reader-board sign into the existing masonry sign, a condition of approval for the application.

#### E. MISCELLANEOUS BUSINESS

The Board discussed another possible zoning ordinance change to be included in its Annual Report to the Planning Board. The Board agreed that a variance application should not be required for a conforming addition just because the property lacks a garage as long as the proposed addition doesn't preclude construction of a garage on the property in the future.

#### F. MINUTES FROM 1/222018

The minutes of January 22, 2018, were approved as submitted.

#### G. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.