

**BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT
MEETING MINUTES – MONDAY, APRIL 16, 2018 – 8:00 p.m.**

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

Absent: Mr. Ping

A. CALL TO ORDER

Chairman Nadelberg called the meeting to order at 8:10 p.m. This meeting was held in the Council Conference Room.

B. RESOLUTIONS

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 townhomes.

The resolution was reviewed by the applicant's attorney and professionals and their comments were incorporated into the resolution.

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

Richard and Nicole Fachet Application #2016-20
4 Alison Court, Block 270, Lot 26, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, 310-20 (2) for permission to construct an addition and portico. The proposed front-yard setback to the addition is 32 feet and 37 feet to the portico whereas 40 feet is the minimum required. The proposed driveway width is 22 feet whereas 16 feet is the maximum permitted. The existing rear yard to the deck is 30 feet. The existing side yard to the driveway is 3.5 feet. **Request for extension of time.**

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

Michael and Allyson Santacross Application #2018-03
150 The Fellsway, Block 274, Lot 11, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a garage addition. The proposed front-yard setback to the garage addition is 34 feet whereas 40 feet is the minimum required. The existing driveway is 3 feet from the property line.

Mr. Ammitzboll moved this and Ms. Ananthakrishnan seconded same. Members

voting in favor: Mr. Ammitzball, Mr. DeSarno, Mr. Morgan, Ms. Ananthakrishnan and Mr. Nadelberg.

David Hyung Lim Application #2018-06
14 Birch Place, Block 73, Lot 3, 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 addition is 35 feet whereas 40.62 feet is the minimum required. The proposed building coverage is 1,710 square feet whereas 1,562 is the maximum permitted. The existing front yard is 39.6 feet. The existing side yards are 8.11 and 9.65 feet.

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

Greg Schraft Application #2018-05
146 Hickson Drive, Block 241, Block 38, 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 2,125 square feet whereas 1,952 square feet is the maximum permitted. The existing side yard is 2.37 feet with a combined total of 17.03 feet. The existing side yard to the driveway is 2.37 feet and the curb cut is 21 feet wide.

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

D. PUBLIC HEARINGS SCHEDULED FOR APRIL 16, 2018

No public hearings were scheduled.

D REVIEW OF PUBLIC HEARINGS SCHEDULED FOR MAY 7, 2018

Carlos and Sonia Ruiz Application #2018-07
25 Pearl Street, Block 194, Lot 17, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II and Article V, Section 310-20I for permission to construct a detached garage. The proposed front-yard setback to the detached garage is 24 feet whereas 40 feet is the minimum required. The proposed detached garage is 15.4 feet high whereas 14 feet is the maximum height allowed. The proposed 2 feet walkway around the detached garage is 4 feet from the property line whereas 6 feet is required. The existing front yard setback is 39.96 feet. The existing side-yard setback is 9.86 feet. The existing shed is 2 feet from the property line.

E. COMMUNICATION ITEMS

No communication items

F. MISCELLANEOUS BUSINESS

No miscellaneous business.

G. MINUTES FROM 4/2/2018

The minutes of April 2, 2018, were approved as submitted.

H. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.