

**BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT
MEETING MINUTES – MONDAY, SEPTEMBER 9, 2019 – 8:00 p.m.**

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

Absent: Mr. Ammitzboll and Mr. Kogan

This meeting was held in the Council Conference Room on the third floor.

A. CALL TO ORDER

Chairman Nadelberg called the meeting to order at 8:05 p.m.

D. RESOLUTIONS

Stephen Zarsky Application #2019-19
28 Club Lane, Block 264, Lot 9, R-1 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a deck.
The proposed rear-yard setback to the deck is 26 feet whereas 40 feet is the minimum required.

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

Sonali Setia Application #2019-17
13 Brookside Drive, Block 132, Lot 8, R- 2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct a deck.
The proposed side-yard setback to the deck is 10.2 feet whereas 12 feet is the minimum required

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

E. REQUEST FOR EXTENSION OF TIME

Tiedan Huang Application #2017-17
25 Division Avenue, Block 121, Lot 20, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II, Section 310-11E for permission to construct an addition. The proposed front-yard setback to the addition is 29.8 feet to the addition along Lavina Court and 36 feet to the second-floor addition along Division Avenue whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 35.9 feet whereas 40 feet is the minimum required. The property does not have a garage whereas a one-car garage is required. The existing front-yard setback to the house is 29 feet along Division Avenue and 30.4 along Lavina Court. The existing rear-yard setback is 37.7 feet. The existing driveway is 20 feet wide.

The applicant hired a new architect and submitted a letter requesting an extension of time. Mr. Lynch, Director of Planning and Development, has talked to the architect

about the revised plans which the applicant will have to submit for a zoning review. Should the plans be substantially different from those approved and memorialized by the Board on October 2, 2017, the applicant will have to file a new application if variances are required. The Board discussed the extension of time for good cause within 24 months of memorializing the resolution at the August 19, 2019, meeting. Mr. Morin believes it is prudent to approve an extension at this time in the event the revised plans are not substantially different.

Ms. Huang was sworn in and stated that there are no substantial changes to the original plans approved by the Board. If anything, the addition will be smaller. The architect is in the process of setting up his own construction firm and hopes to have this done by November 2019. Ms. Huang expects to start work in November. The architect has estimated that the addition will take six months to complete if all goes smoothly.

The Board discussed the length of the time for the extension. Ms. Ananthakrishnan stated that granting a six-month extension to complete the work may not be reasonable as it is difficult to get plumbers, electricians and other professionals right now because of the demand for their services. The Board agreed to grant a six month extension to apply for the permits and 18 months to complete construction.

Mr. Ping moved to grant a 24-month extension: Six months to apply for the permits and 18 months to finish the addition. Mr. Grob seconded the motion. Members voting in favor: Ms. Ananthakrishnan, Mr. Grob, Mr. Morgan, Mr. Ping, Mr. Sorothen, Mr. Galluccio and Mr. Nadelberg.

F. PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 23, 2019

Trevor Joseph Duddy Application #2019-20
51Magnolia Drive, Block 180, Lot 22, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article V, Section 310-32(B) for permission to erect a fence. The proposed fence in the front yard along Porter Place is 4 feet high whereas 30 inches is the maximum height permitted.

61 Crescent Drive LLC Application #2019-21
61Crescent Drive, Block 73, Lot 8, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedules II & III for permission to construct a new home. The proposed lot size is 8,125 square feet whereas 15,000 square feet is the minimum required. The proposed lot width at the setback is 65 feet whereas 110 feet is the minimum required. The proposed rear yard is 39.5 feet whereas 43.75 is the minimum required. The proposed building coverage is 1,708.5 square feet whereas 1,563 square feet is the maximum allowed.

The house hasn't been demolished yet.

Daniel Robert and Sarah Elizabeth Harrington Application #2019-22
5 Dogwood Lane, Block 181. Lot 1, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-32(B) for permission to erect a fence. The proposed fence in the front yard is 36 inches high whereas 30 inches is the maximum height allowed.

G. COMMUNICATION ITEMS

Harley's Tap and Grill opened tonight.

The Board noted that no work has been done at 39 Clinton Avenue for several weeks.

H. MISCELLANEOUS BUSINESS

I. MINUTES FROM 8/19/19

The minutes from August 19, 2019, were approved as submitted.

J. ADJOURNMENT

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