BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT
MEETING MINUTES – MONDAY, SEPTEMBER 21, 2020 – 8:00 p.m.
SPECIAL VIRTUAL MEETING

Present: Mr. Ammitzboll, Ms. Ananthakrishnan, Mr. Dunscombe, Mr. Grob, Mr. Kogan, Mr. Morgan, Mr. Nadelberg, Mr. Ping and Mr. Sorochen. Also present: McKinley Mertz, Borough Planner; Kevin Boyer, Borough Engineer; Keith Lynch, Director of Planning and Development; .Phil Morin, Board Attorney; and, Margaret Koontz, Secretary.

Absent: All present.

A. CALL TO ORDER

Chairman Nadelberg called the meeting to order at 8:01 p.m. Per Governor Murphy's Executive Order No. 103 issued on March 9, 2020 declaring a State of Emergency and Public Health Emergency in the State of New Jersey, and extended by Executive Orders No 119 on April 7, 2020, No. 138 on May 6, 2020 and No 151 on June 4, 2020, this meeting was held remotely by conferencing software provided by zoom.us.

B. RESOLUTIONS

Patrick Michael Gailliot Application #2020-20
39 Glenbrook Road, Block 134, Lot 10, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-19I and 310-20(2) for permission to expand the driveway. The proposed driveway is 1.2 feet from the property line whereas 6 feet is the minimum required.

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

Wesley Girnius Application #2020-21
34 Pleasantview Avenue, Block 134, Lot 30, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition and deck. The proposed side-yard setback to the addition and deck is 6 feet whereas 12 feet to the addition and 8 feet to the deck is the minimum required.

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

E. PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 21, 2020

PUR New Providence LLC
Application #2020-23
1236 &1248 Springfield Avenue and 84, 115 & 116 Gales Drive, Block 150, Lots 1 and 24; Block 151, Lot 1; and Block 163, Lots 38 and 44, R-4 Zone, New Providence, NJ
Site plan approval and use variance for the construction of a 3,144 SF clubhouse with

leasing office, bocce court with seating area and 34-space parking lot for existing residential development along with new refuse enclosures and signage.

The following professionals were sworn in:

- Adam Fruitbine, Director of Capital Markets, Pacific Urban Residential
- Steve Schwartz, Senior Principal, Dynamic Engineering Consultants PC
- Nicholas Netta, Principal, Netta Architects
- Craig Peregoy, Principal, Dynamic Traffic LLC
- John McDonough, Project Planner and Landscape Architect

Joseph Paparo, Porzio Bromberg and Newman, PC, attorney for the applicant, introduced the application for preliminary and final site plan and variance approval to construct an amenity building at the existing multi-family residential complex located on Springfield Avenue and Gales Drive. The complex has 232 residential units and covers 13 acres. The existing site is not compliant with the Floor Area Ratio (FAR) requirements. The proposed clubhouse will increase the FAR and, therefore, triggers a use variance. The applicant also proposes to add 34 parking spaces to improve the existing parking deficiency. New and additional signage is proposed also triggering variances. PUR New Providence LLC has invested heavily in and rebranded the site since it acquired it. The proposed clubhouse with amenities is part of its plan to update the site.

Adam Fruitbine, Director of Capital Markets of Pacific Urban Residential, testified that PUR purchased the apartment complex, also known as Haven New Providence, in May 2019. PUR is a west-coast company that purchases properties in elite bedroom communities that have been underutilized. PUR repositions its assets to be best in class. The Haven apartment complex is similar to other properties PUR has acquired. m community. Since it purchased the apartment complex, PUR has replaced the roofs, resurfaced the parking lots, re-wired, painted and repaired/replaced plumbing and lighting and has invested in the core basics which had been neglected for years to improve the quality of life for the residents. PUR has also invested in the aesthetics of the property with landscaping, installation of court yards to provide open space for the residents and a dog park, and refurbished laundry rooms. It is also providing regular maintenance such as pest control. PUR has renovated 37 of the apartments and has received positive feedback from residents. The proposed clubhouse is integral to PUR's long-term plan for the apartment complex to create an institutional residential community. There's a need for community amenities and the clubhouse will have a leasing office, fitness center, small kitchen and a sitting space with a bocce court behind it. The clubhouse will help the apartment complex compete for tenants. It's a standard amenity in apartment complexes and contributes to the quality of life for tenants. Prospective tenants and residents have asked for these amenities and some prospective tenants have told Mr. Fruitbine that they aren't going to rent there because the complex lacks such amenities. Use of the clubhouse will be exclusive to the tenants.

New refuse enclosures are also part of the application. Seven enclosures will be located throughout the site which is more efficient for the collection of trash. Residents will carry their refuse to the enclosures where it will be picked up by a waste management contractor. Management will take refuse from the leasing office/clubhouse to the trash enclosures.

A parking lot with 34 parking spaces is proposed in front of the clubhouse. The club house will not require all 34 parking spaces so the parking lot will also be used as overflow parking for residents.

Mr. Grob asked what type of tenants PUR New Providence, LLC is seeking to attract. Mr. Fruitbine responded that PUR doesn't discriminate and the apartments are open to all. It's one of the largest apartment complexes in New Providence and has been in a state of disrepair for many years. It should appeal to many tenants because it's close to town. In acquiring properties, PUR identifies assets that have a higher-use potential. PUR wants to offer space to a wide array of tenants. The current profile of tenants runs the gamut in terms of race, age and gender.

Mr. Ammitzboll noted that the apartment complex is the first residence for many coming into New Providence and asked what the proposed clubhouse will offer that isn't available within a five-minute walk from the complex such as restaurants, Starbucks, gyms, parks and playing fields. Mr. Fruitbine responded that the clubhouse is exclusive for residents to come together to increase the sense of place and community. Mr. Ammitzboll believes that New Providence already offers residents a sense of place and again asked what the clubhouse will offer that isn't available already downtown and if the clubhouse is necessary or should the town be providing a sense of space to tenants. Mr. Fruitbine responded that the clubhouse is not intended to be competition to downtown and it's a fairly standard amenity in rental complexes. The complex has older, smaller units and the clubhouse will provide a place for residents to come together. A sense of place/community is integral to apartment complexes. The leasing office is currently located in one of the apartments: It will be better for PUR's business to have a leasing office rather than use one of the apartments. The fitness center is an amenity and may offer complimentary classes and is something residents in apartment complexes have come to expect. Mr. Fruitbine is not sure if management will charge for use of the clubhouse for a private party, but if so, it's usually a nominal feed. Mr. Ammitzboll commented that there's a park across the street and a playground a block away that provide a sense of place in New Providence and asked if the clubhouse will segregate the residents from town.

Mr. Grob stated that the apartments have played an historical role in town providing entry-level apartments. He believes PUR New Providence, LLC will have to amortize the cost of the clubhouse which will impact rent and the Haven's ability to offer affordable housing. Mr. Fruitbine responded that rents go up and own depending on the demand. It will cost PUR New Providence, LLC to build the clubhouse and there may be incremental change in rents. If a prospective tenant wants a unit and the amenities that will be provided through the clubhouse, they will factor this in their decision to rent. Mr. Paparo noted that a use variance isn't required for the clubhouse/leasing office which is considered an accessory use.

The Board agreed that the new outdoor seating areas are nice. However, the space where the clubhouse is proposed is the single largest outdoor space on the property. The clubhouse will remove a huge green space that's heavily used. The Board asked why PUR New Providence, LLC would want to replace space with a building. Mr. Fruitbine responded that PUR New Providence, LLC is trying to give residents something they don't have. The Board commented that building the clubhouse will take away something the residents already have. The Board likes the new outdoor seating

areas and the dog park but questioned if it's worth taking away an outdoor area that residents use to build the clubhouse. Mr. Kogan is in facility operations in the city and stated that any time amenities are added there has to be a way to pay for them and the costs are usually passed on to residents who may not want the amenities. He's afraid that the improvements will increase the rents.

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

Brian Haas, 49 Bradford Street, asked how affordable the units will be if the clubhouse is constructed as a lot of senior citizens and students live in the complex and the town has a lack of affordable housing. Mr. Fruitbine responded that 92% of the apartment complex is rented and people are making their rent payments. PUR New Providence, LLC may increase the rent on the renovated units. Mr. Fruitbine reiterated that the market will dictate increases/decreases in rent. He can't predict which way the rents will go and acknowledged that the apartments have been entry-level for many years.

Bret Adams, 73 Fourth Street, won't be able to see the clubhouse and has no complaints about the units, but asked about the hours of operation of the clubhouse, alcohol and who will manage access to the clubhouse to ensure that it is operating safely. The clubhouse will be monitored by a professional management and will be open during business hours. The fitness center may have extended hours. PUR New Providence, LLC doesn't have a liquor license and it will not encourage residents to bring alcohol or outsiders to the clubhouse. PUR New Providence, LLC has a reputation to protect. PUR doesn't usually see abuse of the amenities on its properties, and if it does, it deals with the abuses quickly. Residents will access the clubhouse with a key card which will only be accessible during business hours when the leasing office is open.

Mary Haas, 49 Bradford Street, asked about runoff if the green space is covered with a building since the houses on Bradford Street get water. This question was deferred to the engineer.

Maria Oricchio, 1208 Springfield Avenue, lives next door to the apartment complex and asked how it will affect her property. She believes the clubhouse will increase the noise and traffic and kids will be there drinking. Mr. Fruitbine responded that construction of the clubhouse will take place during the day. Traffic will not increase nor will the number of people on the site increase because no additional living units are proposed. PUR New Providence, LLC hasn't had any complaints about the outdoor courtyards or any of the other improvements. Brenda Flaherty, a friend of Ms. Oricchio's who was with Ms. Oricchio to support her, stated that Ms. Oricchio's property borders PUR New Providence, LLC and Ms. Oricchio has fears about the quality of life and the value of her property if the clubhouse is constructed. Ms. Flaherty asked where the additional parking will be located in relationship to Ms. Oricchio's property. The next witness will address this question.

Steve Schwartz, Senior Principal, Dynamic Engineering Consultants PC, sworn in at the beginning of the hearing, presented his credentials as a licensed professional architect and was accepted as such. A colorized version of the aerial photograph of the site, Sheet 1 of the Preliminary and Final Major Site Plan dated 6/25/2020, was marked as Exhibit A-1. Mr. Schwartz described the 13.38 acre site outlined in red on the exhibit. The site consists of five lots on Blocks 150, 151 and 163 with 232 residential units in 12

separate buildings. It is bordered on the north by Springfield Avenue, on the south by Spring Grove Rehabilitation and Health Care Center, on the west by the Village Shopping Center and on the east by residential properties. The apartment complex is in the R-4 Zone, Multifamily District.

A copy of the Overall Site Plan, page 4 of the Preliminary and Final Site Plan, was marked as Exhibit A-2. The exhibit shows the entire development. Shown on the exhibit is the location of the proposed clubhouse on the bend on Gales Drive opposite Fifth Street. Also shown are the locations for the seven trash enclosures, four directional signs and two monument signs proposed at the entrances to the apartment complex on Springfield Avenue and on Gales Drive near South Street.

A partially rendered copy of the Site Plan, page 5 of the Preliminary and Final Site Plan, with landscaping was marked as Exhibit A-3. Mr. Schwartz described the one-story, 3,114 SF clubhouse. The clubhouse conforms to the setback requirements but requires a variance for the height and Floor Area Ratio (FAR). A bocce court and outdoor seating area will be located behind the clubhouse. The parking lot in front of the clubhouse will have 34 spaces three of which are ADA compliant. The parking spaces are 9' by 18' with 9' by 20' spaces located adjacent to the clubhouse. The site has 358 parking spaces and is not fully compliant with Residential Site Improvement Standards (RSIS); however, the proposed parking spaces are an improvement.

The improvements on the site result in more than one acre of land disturbance and the building and parking lot increase the impervious coverage by 20,454 SF. It is, therefore, considered a major development and must comply with the storm water quality requirements of the Borough and NJDEP. Mr. Schwartz described the storm water management system. Roof run off from the clubhouse will be directed to an underground detention basin under the parking lot where it will be held and then released at a controlled rate to the storm water system within Gales Drive. A Manufactured Treatment Device in the center of the parking lot is proposed to treat and improve the quality of the run off. The detention basin is oversized for the site and will improve water on the site.

The utilities to the clubhouse including sanitary, gas, electric and water, will be connected to the existing utilities on Gales Drive. No emergency generator for the clubhouse is proposed. New and efficient LED lighting fixtures are proposed. The existing buildings have wall mounted lights. No new fixtures are proposed for the clubhouse although there will be minor decorative, low-level light fixtures at the entrance to the clubhouse. All site lighting will be LED fixtures 15' high. These will not produce glare on the sides. The lighting will be uniform across the clubhouse parking lot.

Mr. Schwartz described the landscaping. As, shown on the demolition plan on the Preliminary and Final Site Plan, 12 trees will be removed. Twenty eight trees of a larger caliper will be planted as well as shrubs and low-level plantings to provide screening of headlights in the parking lot. The applicant will comply with all of the Borough's landscaping and tree removal requirements.

The Board asked about the lighting and landscaping to screen the building residents and drivers on Gales Drive from headlights in the parking lot. The trees and other plantings will screen the buildings from the headlights. The distance between the parking spaces to the right of the clubhouse and the apartment building behind is 117.' Mr. Schwartz

wasn't sure if there are windows on that side of the apartment building.

The clubhouse will be accessed by two full-movement driveways. The plans show the replacement sidewalk on Gales Drive is in the right-of-way and does not align with the existing sidewalks in the complex. Mr. Schwartz testified that the sidewalk as shown on the site plan is farther out than the existing sidewalk. The applicant will relocate the sidewalk so that it is consistent with the sidewalks across the street.

Mr. Schwartz responded to questions from the Board. The largest of the 12 trees to be removed is a 56" caliper tree. It's a tree growing out of a tree and Mr. Schwartz believes it will be a maintenance issue in the future. The proposed driveways to access the clubhouse are two-way driveways allowing in and out access from each. The applicant considered a single driveway across from Fifth Street but two entrances work better as they allow people to decide which way to enter the parking area based on whether they are coming from the Springfield Avenue or South Street. The applicant hopes there will be fewer vehicles parking on Gales Drive with the additional parking area in front of the clubhouse. Two to three of the parking spaces in the proposed lot will be used by employees. No electric charging stations are considered.

The applicant proposes seven refuse enclosures located throughout the site. The enclosures will be made of slate gray vinyl fence. Five are 10' by 10' and the other two are slightly larger. The proposed trash enclosures are a significant benefit over the existing. Residents will take their refuse to the container and staff will be responsible for taking refuse from the clubhouse to the trash enclosure. Three parking spaces were removed to accommodate the trash enclosures.

The applicant proposes seven signs: Two monument signs at the Springfield Avenue and South Street ends of the property, four directional signs on Gales Drive and one canopy sign on the clubhouse. The proposed monument signs are 30.4 SF including the sign panel as well as the base structure and require variances as 6 SF is permitted. The signs are 3.4' high and are black with white and green lettering reading Haven New Providence surrounded by a wooden frame. The four directional/leasing signs are 13.4 SF and 6.2' high and are consistent with the monument signs. The canopy is 5 SF with 8" high letters. The monument signs are internally lighted.

The Board asked why four directional signs for the leasing office are needed when the complex has a 92% occupancy rate. The signs seem to be more like advertisements than way finding/directional signs as they include text and the Haven logo.

The Board also asked it the applicant had considered alternate sites for the clubhouse. Mr. Schwartz responded that the architect determined the location but believes that the proposed location is the most logical. Mr. Paparo responded that no variance relief is required for the location of the clubhouse.

Mr. Schwartz spoke to Mr. Boyer, Borough Engineer, prior to the hearing and agreed to all of the comments in Mr. Boyer's review letter dated September 10, 2020. The applicant will provide additional details for the bocce court and seating area (Comment #5) should the application be approved. The applicant will get all required permits and approvals from Somerset-Union County Soil Conservation and has approval from the Union County Planning Board.

Mr. Schwartz acknowledged the comments in the Borough Planner's review letter dated September 10, 2020, regarding the lighting and landscaping. The applicant agreed to comply with additional landscaping requirements as noted in the Engineer's and Planner's review letters.

Ms. Mertz questioned the number and need for so many directional signs. The 6.5 tall leasing signs seem excessive and more like advertising than directional signs. Mr. Schwartz responded that the applicant will consider reducing the height of the leasing signs. The monument signs are needed to identify the site. Two directional signs are located at either end of the clubhouse. Another directional sign is proposed across the street from the clubhouse by Fifth Street and a fourth one is proposed on Gales Drive towards Springfield Avenue. The Board also questioned the need for so many directional signs especially the one proposed near Fifth Street. Mr. Paparo asked the Mr. Schwartz to identify the best location if there were to be only one directional sign. Mr. Schwartz believes the three directional signs for the leasing office on the west side of Gales Drive are appropriate but agreed with the Board that the one near Fifth Street may not be necessary. The applicant could also consider eliminating the canopy sign on the clubhouse

Ms. Mertz asked why the building is oriented the way it is. If the building were turned to face the parking lot, it would be more obvious that the clubhouse is main building and would eliminate the need for so many directional signs.

The Board questioned the need for so many directional signs for the leasing office and asked if the leasing information could be included on the monument signs. Mr. Schwartz responded that there is no limit on the number of directional signs. Mr. Lynch clarified that the directional signs can't include the Haven logo as this is advertising rather than way finding. Ms. Mertz agreed that the directional signs are more like advertisements. Mr. Schwartz responded that the directional signs can be reduced in size but the applicant still wants the Haven lettering and logo on the signs. Mr. Paparo noted that the Board has valid points regarding the directional signs for the leasing office and the possibility of only one sign. The monument signs will be internally lighted at a low level all night so that the lettering will be visible.

Mr. Paparo stated that the applicant would be willing to eliminate all of the directional/leasing signs except for one to be appropriately located. Mr. Schwartz suggested placing the sign on Gales Drive between the clubhouse and Springfield Avenue. If the other signs are eliminated, Mr. Schwartz would like to keep the proposed size and height. The Board believes this is still a large sign.

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

Mr. Schwartz addressed Ms. Oricchio's earlier question about the location of the clubhouse in relationship to her property pointing out her house on Springfield Avenue on Exhibit A-1, the aerial photograph of the site, and the area proposed for the clubhouse. The proposed clubhouse is at the opposite end of Gales Drive. Mr. Paparo added that no improvements are proposed near her property.

Maria Oricchio, 1208 Springfield Avenue, asked about the location of the trash enclosures. The locations of the trash enclosures are noted on Exhibit A-2. The existing

trash enclosure behind her house will be removed.

Nicholas Netta, sworn in at the beginning of the hearing, presented his credentials as a licensed professional architect and was accepted as such. Mr. Netta described the floor plan for the clubhouse referencing Drawing A.101 of the architectural plans included in the application. The 3,144 SF clubhouse is relatively small. The clubhouse will "amenitize" an aged complex to bring it in line with modern developments. The clubhouse will house a leasing office, fitness center and club room plus restrooms, a package room and storage room. The 750 SF club room, which will be used for events and daily activities, will have a small kitchenette with a bar, refrigerator and microwave. The usable space will be smaller because of the furniture and will accommodate a maximum of 25 people. Mr. Netta described the one-story building with clerestory windows, as shown on Drawing A.102, will be constructed of materials similar to the apartments: Brick, siding, an asphalt roof and glazing. It will look more modern and will have more windows than the apartments. The following exhibits were marked:

- Exhibit A-4 – Color rendering of the elevations, and
- Exhibit A-5 – Color rendering of the clubhouse building

The clubhouse will stand out from the apartments but will be constructed of the same building materials as the apartment buildings. It's designed to be eye catching. The building is not turned to the parking lot and is oriented for the interior functions.

The Board commented that the clubhouse will not be confused with the apartments and questioned the need for the directional/leasing signage. Mr. Netta would like some type of signage. A 5 SF canopy sign for the leasing office is proposed on the clubhouse. Mr. Ammitzboll believes that only one leasing sign for the complex is required because the building is the sign. Mr. Paparo acknowledged that the applicant is willing to eliminate some of the signs.

Mr. Netta responded to questions from the Board. The building has a vaulted clerestory so it looks like there's a second story. Mr. Ammitzboll asked again what will exist inside the clubhouse that residents can't find within a five-minute walk. Mr. Netta responded that the clubhouse "amenitizes" the apartment complex to meet the standards of today's apartment complexes. It will bring the apartment complex in line with other properties PUR owns and will bring it up to PUR's standards. Most apartment complexes have amenities and a club/gaming room is part of every multi-family development being built now and is considered an essential element. The club room will bring the Haven Apartments in line with its competition. Mr. Paparo added that the clubhouse provides a leasing office, which is now located in an apartment, as well as space for management functions.

Mr. Ammitzboll stated that he understands the argument for the leasing office but struggles with the amenities: With a 92% occupancy rate, tenants are already attracted to the apartments. Ms. Ananthakrishnan agreed that residents can go to local establishments for a family gathering/party and there are plenty of gyms in town. Mr. Grob asked what structural modifications could be done to make the current leasing office stand out. Mr. Netta responded that there are many things that could be done, but from the owner's standpoint, the clubhouse is an essential element to make the property more attractive to tenants. Mr. Fruitbine added that PUR New Providence, LLC is positioning itself for the next ten years. PUR has done similar projects elsewhere and

residents are coming to expect amenities. Mr. Fruitbine doesn't want to disrupt the local economy but the clubhouse is fairly small. Mr. Ammitzboll likes the changes PUR New Providence, LLC has made at the complex, but he doesn't think that people will rent there because of the amenities and questions whether the clubhouse is necessary: People move to New Providence for the schools and its walkability.

Mr. Grob noted that motorists driving down Gales Drive from Springfield Avenue will see a lot of brick wall on the northeast façade of the clubhouse. Mr. Netta responded that windows can be added where the package room is but the mechanical room and restrooms have to be wall. He can look at different options to open up the façade. Mr. Grob described the in and out dynamic of the buildings on Gales Drive and expressed concern that the greenest space in the complex is where the clubhouse is proposed. In addition, the parking lot ruins the garden aspect of the complex, favors cars when people already live there and removes the best pedestrian space. He believes it is a horrible mistake to build the clubhouse where proposed and asked if other locations had been considered. The applicant considered other locations but the proposed location is the only viable location without squeezing the clubhouse in between other buildings. The parking lot is important because there is already a parking deficiency. The proposed location was the only place where the applicant could put the building and the parking.

Mr. Ammitzboll asked if the applicant had considered adding outdoor amenities such as gazebos rather than the clubhouse. Mr. Paparo responded that the area behind the clubhouse, shown in red on Exhibit A-2, will have a bocce court, outdoor seating, grills and possibly a fire pit. Mr. Ammitzboll believes that the large open space should be protected and asked if the applicant could do something better with the space to provide amenities than what is proposed. Mr. Grob stated that the parking lot dominates and that it's not worth the trade-off for the nicest open space on Gales Drive. Mr. Dunscombe asked if the rental office could be smaller to keep more of the green space. Mr. Ping asked if the space could be split up with the leasing office in one area and the gym located elsewhere. Mr. Netta responded that the economics of splitting the leasing office and club room/fitness center probably don't work. Mr. Ammitzboll believes the applicant is underestimating the appeal of outdoor amenity space and isn't sure why it wants to eat away at the green space.

Ms. Mertz asked about the parking. The site is short 73 parking spaces. No overnight parking is allowed on Gales Drive. Ms. Mertz agrees with Messrs. Ammitzboll and Grob that it's somewhat of a tragedy to lose the defining element of the space for parking and would agree with exploring other options to meet the owner's design for amenities that keep the green space. Mr. Ammitzboll believes the applicant could come up with more creative uses to drive the value it wants.

Mr. Paparo stated that he is hearing conflicting messages. The Board talks about keeping the green space but in the beginning of the hearing pointed out all the parks that are nearby. Mr. Ammitzboll doesn't see the clubhouse providing any added value as outdoor spaces are few and far between even though there are parks nearby. Mr. Nadelbeg added that the apartments don't have balconies so tenants crave green space.

Mr. Ping asked if there was any consideration of diagonal parking to get more spaces rather than the parking lot proposed. The parking lot was designed to maximize the number of spaces without encroaching into the Gales Drive right-of-way. Mr. Ammitzboll

suggested that the applicant talk to the Borough about allowing diagonal parking in the right-of-way. Mr. Schwartz responded that this worth exploring.

The hearing will be carried to November 16th to complete the applicant's planning testimony. No further notice is required r will be given.

F. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR OCTOBER 5, 2020

Hany and Hanaa Daniel Application #2020-22
117 Commonwealth Avenue, Block 75, Lot 9, 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 Edgewood Avenue is 4 feet high whereas 30 inches the maximum height allowed.

Eric and Diana Benites Application #2020-26
2 Ridgeview Avenue, Block 32, Lot 11, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition and portico. The proposed front-yard setback to the portico is 36.3 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the addition is 10.29 feet whereas 17.46 feet is the minimum required. The existing front-yard setback along Springfield Avenue is 26.09 feet.

Edgewood NP LLC Application #2020-24
14 Edgewood Avenue, Block 75, Lot 8, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-10, Schedules II & III for construction of a new home. The proposed lot size is 8,985 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 building coverage is 1,672 square feet is the maximum allowed.

G. COMMUNICATION ITEMS

No communication items.

H. MISCELLANEOUS BUSINESS

No miscellaneous business.

I. MINUTES FROM SEPTEMBER 14, 2020

The minutes from September 14, 2020, were approved as submitted.

J. ADJOURNMENT

The meeting was adjourned at 11:02 p.m.