

## **LEGAL ADVERTISEMENTS BOARD OF ADJUSTMENT**

The following applications are seeking the indicated variances from the Borough Zoning Ordinance, are scheduled for individual Public Hearings at the Borough of New Providence Board of Adjustment's meeting on Monday, January 12, 2026, in Council Chambers, 360 Elkwood Avenue, New Providence, at 7:30 PM or as soon as possible thereafter.

Lily Rougeot

Application #2025-32

15 Vista Lane, Block 70, Lot 12, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition and front porch. The proposed front-yard setback to the front porch is 37.7 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the second-floor addition is 7.2 feet with a combined total of 21.8 feet whereas 12 feet with a combined total of 24.01 feet is the minimum required. The proposed building coverage is 1,918 square feet whereas 1,678 square feet is the maximum allowed. The existing side-yard setback is 3.8 feet from the property line.

Felipe and Alejandro Rodriguez

Application #2025-33

210 Livingston Avenue, B 241, L 5, R-3 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition. The proposed front-yard setback to the front porch is 24.04 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 28.09 feet whereas 40 feet is the minimum required. The proposed side-yard setback on the left side is 5.4 feet and 8.09 feet on the right side whereas 15.6 feet on the left side and 12.6 feet on the right side is the minimum required. The proposed building coverage is 1,459 square feet whereas 1,040 square feet is the maximum permitted. The proposed lot coverage 40.64% whereas 40% is the maximum permitted. The existing driveway is 5.6 feet from the property line. The existing curb cut is 27 feet.

Michael Gerace

Application #2025-34

860 Central Avenue, Block 194, Lot 21, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition. The proposed rear yard to the addition is 46 feet whereas 48.89 feet is the minimum required. The proposed combined side-yard setback is 10.9 feet whereas 19.5 feet is the minimum required. The proposed building coverage is 1,776 square feet whereas 1,658 square feet is the maximum allowed. The existing shed is 2 feet from the garage. The existing front-yard setback is 39.3 feet.

Interested parties may review the appropriate files between the hours of 8:00 AM and 1:00 PM, Monday through Friday, at the Office of the Board Secretary (Planning & Development Department), Municipal Center, 360 Elkwood Avenue, New Providence, NJ. Office Telephone is (908) 665-1124. Applications are also available for viewing on the Borough website at: [www://newprov.us](http://www://newprov.us).

Margaret L. Koontz  
Secretary  
Board of Adjustment

Date: 12/15/2025