

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, SEPTEMBER 18, 2023 – 8:00 P.M.
Municipal Center, 360 Elkwood Avenue New Providence, New Jersey

IN-PERSON MEETING

No new witnesses will be heard after 10:00 p.m.

A. CALL TO ORDER

B. PUBLIC NOTICE

C. ROLL CALL

D. PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 18, 2023

James J. Greener

[Application #2023-14](#)

1099 Springfield Avenue, Block 110, Lot 1, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11, Schedules II & II, Article IV, 310-15 (5) for permission to construct a new home. The proposed front-yard setback to the addition along Madison Avenue is 19.83 feet whereas 40 feet is the minimum required. The proposed rear-yard setback is 28.63 feet whereas 40 feet is the minimum required. The proposed building coverage is 4,478 square feet whereas 3,087 feet is the maximum permitted. The proposed overall height of the structure is 36 feet whereas 35 feet is the maximum height allowed. The proposed pool is 8 feet from the principal structure whereas 12 feet is the minimum required.

- [Planning Review](#)
- [Exhibit A-1 – Greener Residence Proposed New Home](#)

Rajanikanth Gaddam

[Application #2023-15](#)

312 Mountain Avenue, Block 293, lot 3, R-1 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition. The proposed combined total side-yard is 29.11 feet whereas 30 feet is the minimum required. The proposed building coverage is 2,990 square feet whereas 2,250 square feet is the maximum permitted. The proposed impervious coverage is 45.6% whereas 40% is the maximum permitted. The existing rear-yard is 44.6 feet. The existing driveway abuts the property line.

E. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR OCTOBER 2, 2023

Carried from July 10, 2023. This application has been withdrawn

[Withdrawn](#)

HDR Holdings, LLC, dba Wonder

[Application #2023-09](#)

1682 Springfield Avenue, Block 180, Lot 1, R-2 Zone, New Providence, NJ 07974

Request for d(1) variance relief and site plan waiver approval to renovate the inside of the entire ground floor to operate a restaurant/food establishment with limited seating. Restaurants are not permitted in the R-2 Zone.

ShaGun Holdings III, LLC Application #2023-11
17-31 High Street and 157-165 South Street, Block 170, Lots 1, 42 and 44, R-3 and OR
Zones, New Providence, NJ 07974

Preliminary and final site plan approval, minor subdivision approval and variance relief regulating the permitted uses in the R-3 and OR Zones to allow a child care center to traverse the R-3 and OR Zone, where child care centers are permitted in the OR Zone and prohibited in the R-3 Zone, maximum building and impervious coverages, the required number of loading spaces, and lot size, driveway setbacks and side-yard setbacks for 31 High Street and all other relief in the form of variances, waivers, interpretations, appeals or exceptions in the strict application of provisions of the Land Use Ordinance, and other relief which may arise during the course of the hearings in this application.

F. COMMUNICATION ITEMS

G. MISCELLANEOUS BUSINESS

H. MINUTES FROM September 11, 2023

I. ADJOURNMENT