

BOROUGH OF NEW PROVIDENCE
AGENDA
BOARD OF ADJUSTMENT MEETING
MONDAY, NOVEMBER 20, 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. RESOLUTIONS

Dawn Converse and Richard Fedison [Application #2032-16](#)
58 Dogwood Lane, Block 182, Lot 7, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11, Schedule II for permission to construct an addition. The proposed rear-yard setback to the addition is 34 feet whereas 42 feet is the minimum required. The proposed side-yard setback is 9.84 feet whereas 12 feet is the minimum required. The existing driveway setback is 1 foot.

Members eligible to vote in favor: Mr. Ammitzboll, Mr. Morgan, Mr. Ping and Vice Chairman Grob.

Kathryn Bowler [Application #2023-17](#)
24 Earl Place, Block 11, Lot 4, C-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11, Schedule II for permission to construct an addition. The proposed rear-yard setback to the sunroom is 26 feet whereas 52.04 feet is the minimum required. The existing front-yard setback is 34.94 feet. The existing patio abuts the property line. The existing shed is 5.3 feet from the property line. The existing curb cut is 29 feet.

Members eligible to vote in favor: Mr. Ammitzboll, Mr. Morgan, Mr. Ping and Vice Chairman Grob.

Michael and Christine Stramandinoli [Application #2023-18](#)
50 Crescent Drive, Block 74, Lot 16, R-2 Zone, New Providence, NJ 07974
Chapter 310, Article IV, Section 310-11, Schedule III for permission to construct an addition. The proposed building coverage is 2,413 square feet whereas 2,089 square feet is the maximum allowed. The existing driveway is 3 feet from the property line. The existing front yard is 38.9 feet from the property line. The existing pool is 5 feet from the side property line.

Members eligible to vote in favor: Mr. Ammitzboll, Mr. Morgan, Mr. Ping and Vice Chairman Grob.

E. PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 20, 2023

Carried from October 2, 2023

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.

- [Planning Review](#)
- [Engineering Review](#)
- [Police Department Review](#)
- [Waste Water Treatment Review](#)
- [County of Union](#)

F. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR DECEMBER 4, 2023

Carried from September 18, 2023

James J. Greener

[Revised Submission](#)

[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.

Nicole Gehrig

[Application #2023-19](#)

89 Crane Circle, Block 210, Lot 27, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedule III for permission to construct a front porch. The proposed building coverage is 2,162 square feet whereas 1,976 square feet is the maximum allowed. The existing driveway abuts the property line.

G. COMMUNICATION ITEMS

H. MISCELLANEOUS BUSINESS

I. MINUTES FROM November 6, 2023

J. ADJOURNMENT