

PLANNING BOARD
BOROUGH OF NEW PROVIDENCE
TUESDAY, NOVEMBER 21, 2023 – 8:00 PM
Council Chambers – Municipal Center, 360 Elkwood Avenue
New Providence, New Jersey

The meeting will adjourn at 11:00 p.m. No new witnesses will be introduced after 10:30 p.m.

A. CALL TO ORDER

B. PUBLIC NOTICE: This is a Public Meeting of the Planning Board of the Borough of New Providence, County of Union, State of New Jersey. Adequate notice of this meeting has been given in accordance with Public Law 1975, Chapter 231, in that an Annual Notice or Revision was made in conformance with Section 13 of the Act.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. PUBLIC HEARING SCHEDULED FOR NOVEMBER 21, 2023

309 South Street, LLC [Application #2023-01](#)
309 South Street, Block 222, Lot 14, C-1 Specialty Commercial District, New Providence,
NJ 07974

Preliminary and final site plan approval with variance relief to develop the property with 15 townhouse units, parking spaces and other upgraded site improvements. The applicant proposes the construction of two, two-story buildings with one building consisting of nine townhouse units and the second consisting of six townhouse units. The property is presently 0.91 acres. As such, the applicant is also seeking variance relief from §310-33(E) of the Borough land use code, which requires a minimum lot area of two acres.

- [Planning Review](#)
- [Engineering Review](#)
- [Fire Department Review](#)
- [Police Department Review](#)
- [Waste Water Treatment Review](#)

F. UPCOMING HEARINGS – DECEMBER 12, 2023

Helen Rallis [Application #2023-03](#)
55 Southgate Road, Block 341, Lot 2.01, A-2 Affordable Housing Zone, New Providence, NJ
07974

Chapter 310, Article IV, Section 310-60 for permission to construct a deck. Per Resolution 1990-12, no addition or expansion shall be permitted without Board approval.

G. COMMUNICATIONS ITEMS

H. OTHER BUSINESS

I. MINUTES – October 3, 2023

J. ADJOURNMENT