

BOROUGH OF NEW PROVIDENCE  
AGENDA

BOARD OF ADJUSTMENT MEETING

**FEBRUARY 13, 2012 – 8:00 P.M.**

Council Conference Room, 3<sup>rd</sup> floor - Municipal Center, 360 Elkwood Avenue,  
New Providence, New Jersey

- A. CALL TO ORDER
- B. PUBLIC NOTICE
- C. ROLL CALL
- D. RESOLUTIONS FROM PUBLIC HEARINGS

Raymond A. McCrann Application #2011-30  
29 Lavina Court, Block 120, Lot 7, R-2 Zone, New Providence, NJ  
Chapter 310, Article IV, Section 310-10, Schedule II and Section 310-11E for permission to construct an addition. The proposed front yard setback to the addition is 27 feet whereas 40 feet is the minimum required. There is no garage whereas a one car garage is required. The existing side yard set back is 9.64 feet whereas 12 feet is the minimum required. The existing shed is 1.30 feet from the rear property line.

**Members eligible to vote in favor: Mr. Grob, Mr. Karr, Mr. Pennisi, Ms. Polesak, Mr. Van Schoick, Mr. Wycko and Mr. Nadelberg.**

William and Nancy Ann Alagna Application #2011-31  
146 Passaic Street, Block 44, Lot 9, R-2 Zone, New Providence, NJ  
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct and addition. The proposed side yard setbacks are 8.08 feet with a combined total of 21.31 feet whereas 12 feet with a combined total of 30 feet is the minimum required. The existing front yard set back to the porch is 18 feet and 23.15 feet to the house whereas 40 feet is the minimum required. The existing driveway is only 1 foot from the property line whereas 6 feet is the minimum required. A stream encroachment permit or waiver of a stream encroachment permit is required from the DEP.

**Members eligible to vote in favor: Mr. Grob, Mr. Karr, Mr. Pennisi, Ms. Polesak, Mr. Van Schoick, Mr. Wycko and Mr. Nadelberg.**

Ashok Kumar Application #2011-32  
200 Hickson Drive, Block 241, Lot 46, R-2 Zone, New Providence, NJ  
Chapter 310, Article IV, Section 310-10, Schedule II for permission to install a generator. The proposed front yard set back along Beech Street to the generator is 25 feet whereas 40 feet is the minimum required.

**Members eligible to vote in favor: Mr. Grob, Mr. Karr, Mr. Pennisi, Ms. Polesak, Mr. Van Schoick, Mr. Wycko and Mr. Nadelberg.**

## E. PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 13, 2012

Joseph M. Hopley, Jr. and Elizabeth A. Ferrara Application #2012-01  
50 Clinton Avenue, Block 62, Lot 14, R-2 Zone, New Providence, NJ  
Chapter 310, Article IV, Section 310-10, Schedule II and III for permission to construct an addition and detached garage. The front yard set back along Clinton Avenue to the 2<sup>nd</sup> Floor addition is 39.8 feet and the set back to the addition along Stanley Road is 20.3 feet whereas 40 feet is the minimum. The proposed floor area ratio is .36 whereas .260 is the maximum permitted. The proposed driveway is 18 feet wide whereas 16 feet is the maximum permitted. The proposed patio is on the property line along Stanley Road whereas 6 feet is the minimum required. The proposed height on the accessory structure is 16 feet whereas 14 feet is the maximum height allowed. The existing front yard set back to the front porch is 37.2 feet. The existing side yard set back to the house is 4.9 feet. There is a 6-foot fence along Stanley Road.

Joseph and Marie Paino Application #2012-03  
25 Clement Road, Block 21, Lot 9, R-2 Zone, New Providence, NJ  
Chapter 310, Article IV, Section 310-10, Schedule II for permission to enclose a deck. The rear yard set back to the enclosed deck is 36 feet whereas 40 feet is the minimum required.

Ganzie, LLC Application #2012-04  
43 Floral Avenue, Block 222, Lot 16, C-1 Zone, New Providence, NJ  
Under N.J.S.A. 40:55D-12 for permission to construct a two-story addition to the rear of the existing building and to add a commercial business on the first floor, maintaining the existing residential apartment on the second floor, add a second residential apartment on the second floor and construct a full basement under the addition that will be utilized as "basement space" and not as a separate occupancy space for a separate tenant on the premises.

## F. COMMUNICATION ITEMS

## G. MISCELLANEOUS

## H. EXECUTIVE SESSION

## I. MINUTES FROM 2/6/12

## J. ADJOURNMENT