

BOROUGH OF NEW PROVIDENCE
BOARD OF ADJUSTMENT – REORGANIZATION MEETING
MEETING MINUTES – WEDNESDAY JANUARY 13, 2014 – 8:00 p.m.

- A. CALL TO ORDER BY SECRETARY (at 8:03)
- B. PUBLIC NOTICE BY SECRETARY
- C. ROLL CALL BY SECRETARY

Present: Mr. Ammitzboll, Mr. Grob, Mr. Hoefling, Mr. Karr, Mr. Nadelberg, Mr. Pennisi, Ms. Ping, Philip J. Morin, III, Esq., Board Attorney, and Margaret Koontz, Secretary.

Absent: All present

- D. PRESENTATION OF CREDENTIALS OF APPOINTED & RE-APPOINTED BOARD MEMBERS

The Secretary stated that she had been advised by the Borough Clerk that the Borough Council had reappointed and/or reappointed the following at its annual meeting held in Council Chambers on January 6, 2014:

William Nadelberg was re-appointed as a Regular Member for a four-year term expiring on December 31, 2017.

William Hoefling was appointed as a Regular Member for a four-year term expiring on December 31, 2017.

The current status of the other members is as follows:

Hans Ammitzboll, Regular Member, with a four-year term expiring on December 31, 2016.

Michael Pennisi, Regular Member, with a four-year term expiring on December 31, 2015.

Michael Karr, III, Regular Member, with a four-year term expiring on December 31, 2014.

Jeff Grob, Regular Member, with a four-year term expiring on December 31, 2014.

Mitch Ping, 1st Alternate, with a two-year term expiring on December 31, 2014.

Vince Wycko's unexpired term as a Regular Member ending December 31, 2016, remains vacant.

The seat for 2nd alternate with a two-year term expiring December 31, 2015, also remains vacant.

E. NOMINATIONS AND ELECTIONS

1. Election of Chairperson

The Secretary asked for nominations for Chairman. Michael Karr nominated William Nadelberg for Chairman and Michael Pennisi seconded the nomination. Jeff Grob moved to close the nominations. Mitch Ping seconded same. One unanimous vote was cast by the Board Secretary for William Nadelberg as Chairman.

2. Election of Vice Chairperson

The Chairman asked for nominations Vice Chairman. Mitch Ping nominated Michael Pennisi for Vice Chairman and Michael Karr seconded same. Hans Ammitzboll moved that nominations be closed and Jeff Grob seconded same. One unanimous vote was cast for Mr. Pennisi as Vice Chairman.

3. Selection of Attorney to the Board

The Chairman asked for nominations for Attorney to the Board. Hans Ammitzboll nominated Philip J. Morin, III, Esq., as attorney to the Board of Adjustment. Mitch Ping seconded the nomination. Jeff Grob moved to close the nominations and William Hoefling seconded the motion. One unanimous vote was cast for Mr. Morin as Attorney to the Board of Adjustment.

4. Election of Secretary to the Board

The Chairman asked for nominations for Secretary to the Board. Michael Karr nominated Margaret Koontz as Secretary and Michael Pennisi seconded same. Jeff Grob moved that nominations be closed. Hans Ammitzboll seconded the motion. One unanimous vote was cast for Margaret Koontz as Secretary to the Board of Adjustment.

F. Review of Calendar Resolution for 2014 & January 2015

The Calendar Resolution was reviewed and the Resolution was acceptable. Jeff Grob moved to approve the resolution for the calendar of meetings and Hans Ammitzboll seconded the motion. All voted in favor.

G. Review of Board of Adjustment By-Laws and Resolution

The Board reviewed the By-Laws and Resolution. William Hoefling moved to approve the resolution to adopt the By-Laws and Michael Pennisi seconded same. All voted in favor.

H. Review of Resolution for Attorney Services

The Board reviewed the Resolution for Attorney Services and found it acceptable. Jeff Grob moved to approve the resolution. Michael Karr seconded the motion. All voted in favor.

I. RESOLUTIONS FROM PUBLIC HEARINGS:

Alfredo D'Addio and Katherine Smith Application #2013-32
87 Commonwealth Avenue, Block 74, Lot 9, R-2 Zone, New Providence, NJ
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed front-yard setback to the addition is 36 feet whereas 40 feet is the minimum required. The side-yard setback is 8.6 feet with a combined total of 21.6 feet whereas 30 feet is the minimum required.

Mr. Ammitzboll moved this and Mr. Ping seconded same. Members voting in favor: Mr. Ammitzboll, Mr. Karr, Mr. Pennisi, Mr. Ping and Mr. Nadelberg.

Frank and Annette Mellusi Application #2103-33
110 Livingston Avenue, Block 142, Lot 12, R-2 Zone, New Providence, NJ
Chapter 310, Article IV, Section 310-10, Schedule II for permission to install an air conditioner unit. The proposed front-yard setback along Fourth Street to the air conditioner unit is 1 foot whereas 40 feet is the minimum required.

Mr. Pennisi moved this and Mr. Ammitzboll seconded same. Members voting in favor: Mr. Ammitzboll, Mr. Karr, Mr. Pennisi, Mr. Ping and Mr. Nadelberg.

Michael and Rosaria Iacovelli Application #2013-35
40 Delwick Lane, Block 135, Lot 14, R-2 Zone, New Providence, NJ
Chapter 310, Article IV, Section 310-10, Schedule II for permission to construct an addition. The proposed rear-yard setback is 31.5 feet whereas 40 feet is the minimum required. The existing front-yard setback is 39.71 feet.

Mr. Ping moved this and Mr. Ammitzboll seconded same. Members voting in favor: Mr. Ammitzboll, Mr. Karr, Mr. Pennisi, Mr. Ping and Mr. Nadelberg.

E. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JANUARY 27, 2014

Russell and EunJoo Thompson Application #2013-36
4 Grove Terrace, Block 122, Lots 11 and 12, R-2 Zone, New Providence, NJ
Chapter 310, Article IV, Section 310-10, Schedule II, and Article V, Section 310-20 (2) for permission to construct an addition. The proposed front-yard setback along Valley View Avenue is 8 feet whereas 40 feet is the minimum required. The proposed side yard setback is 11.7 feet whereas 12 feet is the minimum required. The driveway is 20 feet whereas 16 feet is the maximum allowed. The existing front yard setback on Grove Terrace is 39 feet whereas 40 is the minimum required.

The Board discussed the location of the house. The house is now a box ranch. The applicant proposes to double the size of the garage.

Daniel Luke Iorio Application #2013-37
15 Primrose Drive, Block 130, Lot 13, R-2 Zone, New Providence, NJ
Chapter 310, Article IV, Section 310-10, Schedule II and Section 310-10, Schedule III for permission to construct an addition. The proposed side-yard setbacks are 7.5 feet with a combined total of 20.5 whereas 12 feet with a combined total of 30 feet is the minimum

required. The proposed floor area ratio is .28 whereas .26 is the maximum allowed.

The variance for Floor Area Ratio (FAR) is minimal. The Board believes that it will probably see applications for similar additions in this neighborhood.

K. COMMUNICATIONS ITEMS

No communications items.

L. MISCELLANEOUS

No miscellaneous business.

M. EXECUTIVE SESSION

No Executive Session.

N. MINUTES FROM 12/16/13

The minutes from December 16, 2013, were approved as submitted.

O. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

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