

BOROUGH OF NEW PROVIDENCE  
AGENDA  
BOARD OF ADJUSTMENT MEETING  
**MONDAY, JANUARY 12, 2025 – 7:30 P.M.**  
Municipal Center, 360 Elkwood Avenue New Providence, New Jersey

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

- A. CALL TO ORDER BY SECRETARY
- B. PUBLIC NOTICE BY SECRETARY
- C. ROLL CALL BY SECRETARY
- D. PRESENTATION OF CREDENTIALS OF APPOINTED AND RE-APPOINTED BOARD MEMBERS
- E. NOMINATIONS AND ELECTIONS
  - 1. Election of Chairperson
  - 2. Election of Vice-Chairperson
  - 3. Selection of Attorney
  - 4. Election of Secretary from Board Members and/or Selection of Secretary provided by Borough.
- F. Review of Calendar Resolution for 2026 and voting on same if approved.
- G. Review of Board of Adjustment By-Laws and attached Resolution and voting if approved.
- H. Review of Resolution for Attorney Services and voting if approved.
- I. RESOLUTIONS

Kevin and Jennifer Nixon [Application #2025-26](#)  
26 Ridgeview Avenue, Block 33, Lot 1, R-2 Zone, New Providence, NJ 07974  
Chapter 310, Article IV, Section 310-11, Schedule II for permission to construct an addition. The proposed front-yard setback along Ridgeview Avenue to the second floor is 25 feet and 8.5 feet to the second-floor addition along Holmes Oval South whereas 40 feet is the minimum required. The existing shed is 5 feet from the rear property line.

**Members eligible to vote in favor: Mr. Ammitzboll, Mr. Grob, Mr. Ping, Mr. Rossi, Mr. Sorochen, Ms. Zeran and Chairman Nadelberg.**

966 Central Avenue LLC [Application #2025-28](#)  
966 Central Avenue, B 12, Lot 12, R-2 Zone, New Providence, NJ 07974  
Chapter 310, Article IV, Section 310-11, Schedule II, and 310-15(6) for permission to construct an addition. The proposed front-yard setback along Central Avenue to the 2<sup>nd</sup>

floor addition is 26.93 feet and 27.2 feet to the front porch whereas 40 feet is the minimum required. The proposed rear-yard setback to the 2<sup>nd</sup> floor addition is 9.64 feet and 9.5 feet to the deck whereas 40 feet is the minimum required. The proposed setback to the generator is 3.5 feet and 5 feet to the air conditioning condensers whereas 6 feet is the minimum required. The existing shed is 1 foot from the side property line.

**Members eligible to vote in favor: Mr. Ammitzboll, Mr. Grob, Mr. Ping, Mr. Rossi, Mr. Sorochen, Ms. Zeran and Chairman Nadelberg.**

#### J. PUBLIC HEARING SCHEDULED FOR JANUARY 12, 2026

Lily Rougeot

[Application #2025-32](#)

15 Vista Lane, Block 70, Lot 12, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition and front porch. The proposed front-yard setback to the front porch is 37.7 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the second-floor addition is 7.2 feet with a combined total of 21.8 feet whereas 12 feet with a combined total of 24.01 feet is the minimum required. The proposed building coverage is 1,918 square feet whereas 1,678 square feet is the maximum allowed. The existing side-yard setback is 3.8 feet from the property line.

Michael Gerace

[Application #2025-34](#)

860 Central Avenue, Block 194, Lot 21, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition. The proposed rear yard to the addition is 46 feet whereas 48.89 feet is the minimum required. The proposed combined side-yard setback is 10.9 feet whereas 19.5 feet is the minimum required. The proposed building coverage is 1,776 square feet whereas 1,658 square feet is the maximum allowed. The existing shed is 2 feet from the garage. The existing front-yard setback is 39.3 feet.

Felipe and Alejandro Rodriguez

[Application #2025-33](#)

210 Livingston Avenue, B 241, L 5, R-3 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedules II & III for permission to construct an addition. The proposed front-yard setback to the front porch is 24.04 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 28.09 feet whereas 40 feet is the minimum required. The proposed side-yard setback on the left side is 5.4 feet and 8.09 feet on the right side whereas 15.6 feet on the left side and 12.6 feet on the right side is the minimum required. The proposed building coverage is 1,459 square feet whereas 1,040 square feet is the maximum permitted. The proposed lot coverage 40.64% whereas 40% is the maximum permitted. The existing driveway is 5.6 feet from the property line. The existing curb cut is 27 feet.

#### K. REVIEW OF PUBLIC HEARINGS SCHEDULED FOR JANUARY 26, 2026

Carlos E. Ruiz

[Application #2025-35](#)

25 Pearl Street, Block 194, Lot 17, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedule II for permission to construct an addition. The proposed front-yard setback to the addition is 39.9 feet whereas 40 feet is the minimum required. The proposed rear-yard setback to the addition is 12 feet whereas 57.24 feet is the minimum required. The proposed side-yard setback is 10.4 feet whereas 12 feet is the minimum required. The existing shed is 2 feet from the side property line.

#### L. DISCUSSION OF REQUEST FOR EXTENSION OF TIME

[Request for Extension of Time](#)

[Application #2022-14](#)

Spring Grove Property LLC

144 Gales Drive, Block 163, Lot 43, R-4 Zone, New Providence, NJ 07974

Amended site plan, conditional use approval and variance approval for maximum density of 16.8 units per acre whereas 14 units per acre is permitted and floor area ratio of 0.15 whereas 0.125 is the maximum allowed to construct a 6,894 square foot addition to the existing nursing home to increase the number of single-occupancy rooms. The total quantity of beds remains the same.

#### M. DISCUSSION OF REQUEST FOR RECONSIDERATION

[Request for Reconsideration](#)

[Application #2025-24](#)

Robert Schmidt

158 Pearl Street, Block 204, lot 24, R-2 Zone, New Providence, NJ 07974

Chapter 310, Article IV, Section 310-11, Schedule II for permission to construct an addition. The proposed front-yard setback to the addition is 30 feet whereas 40 feet is the minimum required. The proposed side-yard setback to the addition is 5 feet whereas 8 feet is the minimum required. The existing shed is 2.2 feet from the side yard. The existing side yard to the deck is 6 feet.

#### N. COMMUNICATION ITEMS

#### O. MISCELLANEOUS BUSINESS

#### P. MINUTES FROM December 15. 2025

#### Q. ADJOURNMENT