

PLANNING BOARD
BOROUGH OF NEW PROVIDENCE
TUESDAY, JANUARY 13, 2024 –**7:30 PM**
360 Elkwood Avenue, New Providence, New Jersey

The meeting will adjourn at 10:30 p.m. No new testimony will be heard after 10:00 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. APPOINTMENTS TO THE PLANNING BOARD FOR 2026

F. NOMINATION FOR BOARD CHAIRPERSON

G. NOMINATION FOR BOARD VICE-CHAIRPERSON

H. NOMINATION FOR BOARD ATTORNEY

I. NOMINATION FOR BOARD SECRETARY

J. RESOLUTIONS:

1. RE: FIXING TIME, DATE AND PLACE OF REGULAR MEETINGS OF THE PLANNING BOARD FOR THE YEAR 2026
2. RE: APPROVING APPOINTMENT OF BOARD ATTORNEY
3. RE: APPROVING BY-LAWS

K. RESOLUTION

Everest Real Estate New Providence, LLC [Application #2025-03](#)
64 South Street, Block 150, Lot 6, Central Commercial District, New Providence, NJ 07974
Amended Minor Site Plan approval to make site improvements to restripe the front parking lot, expand the rear parking lot, construct an ADA ramp in the front parking lot, construct a trash enclosure, install a new refrigeration unit in the rear of the building and install a canopy along the front façade.

Members eligible to vote in favor: Mr. Cumiskey, Mr. Hoefling, Mayor Morgan, Mr. Sartorius, Ms. Torsiello and Chairman Lesnewich

L. PUBLIC HEARINGS SCHEDULED FOR JANUARY 13, 2026

Carried from October 21, 2025

NP Mountain Developers, LLC [Application #2025-02](#)
70 Ryder Way, Block 370, Lot 1, TBI-1 Zone and Planned Adult Community Overlay (PACO) Zone, New Providence, NJ 07974
Site plan application to develop a 297-unit age-restricted residential development, consisting of two multifamily buildings and eight townhome buildings, with a pool amenity area, two pickleball courts, landscaping, parking, driveways, stormwater management facilities and other site improvements.

M. UPCOMING HEARING – JANUARY 20, 2026

Carried from July 1, July 22 (no testimony), August 5, September 2, September 16, October 7 and December 9, 2025

Toll Brothers, Inc. [Application #2024-04](#)
121 Chanlon Road, Block 221, Lot 6, TBI-2 Zone and AHO Affordable Housing Overlay, New Providence, NJ 07974
Site Plan and bulk variance application to construct a 104-unit, multi-family inclusionary townhome development with surface parking facilities, indoor and outdoor amenities and landscaping.

N. OTHER BUSINESS

O. MISCELLANEOUS

P. MINUTES – December 8 and 9, 2025

Q. ADJOURNMENT