

PLANNING BOARD  
BOROUGH OF NEW PROVIDENCE  
TUESDAY, JANUARY 20, 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. RESOLUTION**

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.

**Members eligible to vote in favor: Ms. Ananthakrishnan, Mr. Hoefling, Mr. Sartorius, Ms. Torsiello, Mr. Germansky and Chairman Lesnewich.**

This resolution will be memorialized at a future meeting.

**E. PUBLIC HEARINGS SCHEDULED FOR 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.

**F. OTHER BUSINESS**

**G. MISCELLANEOUS BUSINESS**

H. MINUTES – January 13, 2026

I. ADJOURNMENT