

**Borough of Mountainside  
Planning Board Agenda  
Regular Meeting  
June 27, 2023 – 7:30 p.m.**

Borough of Mountainside Municipal Building  
1385 Route 22 East, Mountainside, NJ 07092

Notice of this meeting has been given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice has been posted on the Borough website, at Borough Hall, and has been given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*. The following is the agenda to the extent known:

1. CALL TO ORDER / OPEN PUBLIC MEETING ACT NOTICE

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. RESOLUTION PB 23-01; 1012 Springfield Avenue LLC  
1012 Springfield Ave.  
BK: 24.04 Lots 10.02/10.05

5. RESOLUTION BofA 22-18; COSTALOS  
1400 Orchard Road  
BK: 3.05 Lot 2  
DENIED: 5/23/2023

6. RESOLUTION BofA 23-04; HALEY  
1360 Mohawk Drive  
BK: 15.04 Lot 11

7. MINUTES (5.23.23 Meeting)

\*\* BOARD OF ADJUSTMENT \*\*

8. CASE: 23-05 LOMBARDO  
1125 Sawmill Road  
BK: 5.16 Lot 14  
R2 ZONE – ZONING REVIEW  
SUMMARY: Seeking a pool and patio in the rear yard. Variance required for lot coverage over 30% where 38% is proposed.

9. CASE: 23-03 REDI-FARMS LLC

855 Mountain Ave.

BK: 13 Lots 6/7

B ZONE – ZONING REVIEW 6108

SUMMARY: Applicant began operation of an indoor hydroponic food production business without municipal approvals. Sale of goods are proposed. Variances are necessary for use, mixed-use, education use and outdoor tent sales.

10. CASE: 23-07 BHANDARI

1054 Belair Court

BK: 7.03 Lot 4.01

R2 ZONE – ZONING REVIEW 6099

SUMMARY: Applicant seeks to construct an addition to the existing structure. A rear deck extension is also proposed. Variances required for the front yard setback – 25.5' proposed, 30' required; rear yard setback 19.3' proposed, 30' required; building foundation area – 17% proposed, 15% required; ground projections 6.5 % proposed, 3.75% required; lot coverage – 44.0% proposed, 30% required; and floor area ratio – 42.6% proposed, 22.5% required.