



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**Borough of Mountainside
Planning Board Agenda
Regular Meeting
July 25, 2023 – 7:30 p.m.**

Borough of Mountainside Municipal Building

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 23-03; REDI-FARMS LLC
855 Mountain Ave.
BK: 13 Lots 6/7
5. RESOLUTION 23-05 LOMBARDO
1125 Sawmill Road
BK: 5.16 Lot 14
6. MINUTES (6.27.23 Meeting)

** BOARD OF ADJUSTMENT **
7. 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

8. CASE: 23-08 RAMOS

1127 Peachtree Lane

BK: 5.18 LT: 17

R2 ZONE – ZONING REVIEW 6186

SUMMARY: front and side yard setbacks, foundation area, ground projections, lot coverage, floor area ratio, front yard coverage and walkway in side yard. Front yard of 28' proposed where 30' is the minimum permitted, side yard proposed is 9.8' where 10' is minimum permitted, foundation area proposed is 15.8% where 15% is maximum permitted, ground projections proposed is 5.6% where 3.75% is maximum permitted, lot coverage proposed is 41.8% where 30% is the maximum permitted, floor area ration proposed is 24.7% where 22.5% is maximum permitted, front yard coverage proposed is 30.6% where 30% is the maximum permitted and walkway in side yard proposed is 3' where 10" is minimum permitted

9. CASE: 23-09 PATEL

294 Garrett Road

BK: 15.12 LT: 21

R2 ZONE – ZONING REVIEW 6161

Addition to residence with:

Minimum lot width required 10% - Proposed 11'

3.75% ground projections - Proposed 5%

Gravel walkway does not comply with setback requirements - Proposed 4'

10. CASE: 23-06 MENESIS (ADJOURNED TO AUGUST)

1368 Route 22

BK: 15.09 LT: 1

R2 ZONE - ZONING REVIEW 6179

For Minimum Front Yard: Evergreen Ct. 30" Required, 0.64' provided – no change to existing condition. The applicant is also seeking relief from the design standards location of the parking area.