



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**Borough of Mountainside
Planning Board Agenda
Regular Meeting
September 26, 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. CASE: 23-07 BHANDARI
RESOLUTION: NO. 23-R24
1054 Belair Court
BK: 7.03 Lot 4.01
5. CASE: 23-06 MENESIS
RESOLUTION: NO. 23-R25
1368 Route 22
BK: 15.09 LT: 1
6. CASE: 23-10 CHIP AND BIRDIESF
RESOLUTION: NO. 23-R26
187 Mill Lane
BK: 23.03 LT: 36
7. CASE: 23-11 COSCIA
RESOLUTION: NO. 23-R27
216 OAK TREE
BK: 15.11 LT: 11

8. CASE: 23- 13 DOYLE
RESOLUTION: NO. 23-R28
1175 WYCHWOOD LANE
BK: 22.02 LT: 33

9. MINUTES (8.22.23 Meeting)

10. RESOLUTION: NO. 23-R29

Authorizing John T. Chadwick IV to undertake and prepare a preliminary investigation and report as whether the Mountainside Municipal Pool is a redevelopment area in accordance with N.J.S.A 40A:12A-6

**** BOARD OF ADJUSTMENT ****

11. CASE NO.; 23-16 - ECHO FOODS

1079 ROUTE 22 EAST

BK: 24.01 LT: 1

ZONE LI ZONE – ZONING REVIEW 6232

SUMMARY: Echo Tap and Grille situated on corner of Route 22 and Mill Lane occupies entire building and proposes the following variance relief:

Expansion of non-conforming use (restaurant operates in L-I Zone); proposed patio is deemed an expansion of pre-existing non-conforming use and applicant seeks to continue pre-existing non-conforming conditions: Minimum lot width; maximum lot coverage; minimum number of off-street parking spaces.

Front yard setback: to Route 22 (from patio to Route 22E); permitted – 50' – Existing – 32.47' to existing building – Proposed – 31.9' to patio

Parking: 99 parking spaces; 73 spaces existing and 115 required by ordinance. Applicant proposing to have additional off-site parking at 191 Mill Lane (owner approval)

12. CASE: 23- 08 RAMOS – **REQUEST FOR EXTENSION**

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

