

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING**

DECEMBER 19, 2024 – 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 MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES
Regular Meeting Minutes, November 24, 2024

****PLANNING BOARD****

5. CASE NO.: 24-16, GMYREK
1541 COLES AVE
BK: 3.11 Lt: 13
ZONE: R1

SUMMARY: Applicant is seeking approval to amended soil disturbance from 22,995 SF to 26,536 SF(3,531 SF net increase in disturbed area).
6. CASE NO.: 24-17, DI BELLA
1543 DEER PATH
BK: 3.14 Lt: 10
ZONE: R2

SUMMARY: Applicant is seeking approval for soil disturbance greater than 5,000 SF.
7. CASE NO.: 24-22, BEK
1607 SKY TOP DRIVE
BK: 3.13 Lt: 1.04
ZONE: R1

SUMMARY: Applicant is seeking approval for soil disturbance greater than 5,000 SF.

****BOARD OF ADJUSTMENT****

8. CASE NO.: 24-19, MURPHY
1123 MOUNTAIN AVE
BK: 18 Lt: 3.01
ZONE: R2

SUMMARY: Applicant is seeking approval for an amended site plan and use variance to permit year-round continuous operation of an existing retail space, specifically a seasonal farm stand. Applicant seeks approval to permit the expansion of the pre-existing and non-conforming seasonal farm stand in the R-2 zone where not permitted, and all other variances or waivers deemed necessary by the board.

9. CASE NO.: 24-23, SARAIVA
2694 CREST LANE
BK: 1 Lt: 5
ZONE: R1

SUMMARY: Applicant is seeking approval for the addition of a full second floor over the existing first floor footprint. The applicant seeks relief for rear yard under 30ft to match existing variance for work done on the first floor in 2004, with a proposed ground coverage of 39.3%, as well as any additional relief that may be required from the board.

10. ADJOURNMENT

The next meeting of the Planning Board is scheduled for TUESDAY, JANUARY 28, 2025 at 7:30 pm.