



BOROUGH OF MOUNTAINSIDE

1385 ROUTE 22
MOUNTAINSIDE, NEW JERSEY 07092

www.mountainside-nj.com
TEL (908) 232-2400
FAX (908) 232-6831

A G E N D A **JUNE 27, 2017** **7:30 p.m.**

NEW BUSINESS: **Board of Adjustment:**

Levine, 1132 Ridge Drive, Block 5.15, Lot 6.01 – Applicant proposes to install solar panels onto the roof of a single-family dwelling. Existing variances include side yard under 10 feet or 10 percent width where 9.8 feet exists, foundation area over 15 percent where 16.8 percent exists, lot coverage over 30 percent where 30.5 percent exists, and driveway in the side yard. New variance includes the solar panels on the roof which are considered an accessory use and structure.

Palumbo, 310 Summit Road, Block 7.07, Lot 19 – Applicant had constructed a shed, patio and circular driveway without zoning approval. Existing variances include lot width under 100 feet where 94 feet +/- exists, lot area within 150 feet, driveway in the side yard where 9 feet exists, walkway in the side yard where only 4 feet exists. New variances include lot coverage over 30 percent where 30.1 percent is proposed, front yard coverage over 30 percent where 42.1 percent is proposed, and shed in the rear yard where only 3 feet is proposed.

Guadagnino/Montes, 220 King Court, Block 3.01, Lot 4.19 – Applicants propose to construct an in-ground swimming pool and deck in the rear yard of a single-family dwelling. Existing variances include side yard under 10 feet or 10 percent width where 9.9 feet exists, lot area within 150 feet where 14,494 square feet exists, and front yard coverage over 30 percent where 43.4 percent exists. New variances include lot coverage over 30 percent where 34.9 percent is proposed.

MEMORIALIZATIONS:

Planning Board:

Mazzelli/Taeschler, 362 Darby Lane and 1056 Elston Drive, Block 7.08, Lots 20 and 21 – Applicants are proposing a major two-lot subdivision in order to create a distinct building lot, and Lot 21. Undersized Lots 20 and 21 are currently merged. New variances include Lot 20 – front yard under 30 feet where 25.7 feet is proposed, lot area under 15,000 square feet where 11,456 square feet is proposed, lot area within 150 feet of lot depth. Lot 21, lot area under 15,000 square feet where 11,240 square feet is proposed, lot width under 100 feet where 80 feet is proposed, and lot area within 150 feet of lot depth.

Board of Adjustment:

Caruvana, 1143 Maple Court, Block 5.17, Lot 12 – Applicants are proposing a patio addition. Existing variances include side yard under 10 feet or 10 percent width where 9.9 feet exists, lot area under 15,000 square feet where 14,374 square feet exist, F.A.R. over 22.5 percent where 28.2 percent exists, and lot area within 150 feet. Foundation area over 15 percent at 16.8 percent was previously granted. New variance includes lot coverage over 30 percent where 31 percent is proposed.

The next meeting will be held on July 25, 2017 at 7:30 p.m.