



BOROUGH OF MOUNTAIN SIDE

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AGENDA
THURSDAY
DECEMBER 21, 2017
7:30 p.m.

NEW BUSINESS:

Planning Board:

County of Union, Watchung Reservation at Trailside Nature Center, 452 New Providence Road, Block 2, Lot 4 – Courtesy review for sensory trail improvements and gazebo construction.

Board of Adjustment:

John and Lisa Dent, 217 Evergreen Court, Block 15.11, Lot 6 (Application was in the November packet) - Applicants propose to enclose an existing porch. Existing variances include front yard under 30 feet where 19.29 feet exists, side yard under 10 feet or 10 percent width where 9.28 feet exists, rear yard under 30 feet where 28.92 feet exists. Previously granted variances included lot coverage over 30 percent where 35.5 percent was granted, and front yard coverage over 30 percent where 34.3 percent was granted. New variances include foundation area over 15 percent where 22.8 percent is proposed, and floor area ratio over .225 percent where 26.5 percent is proposed.

Anthony and Linda Minnefor, 1411 Chapel Hill Road, Block 4.03, Lot 17.03 Applicants are proposing to construct an addition onto a single-family dwelling. New variances include foundation area over 15 percent where 16.01 percent is proposed, and lot coverage over 30 percent where 33.6 percent is proposed.

Stage House Tavern 3, 1099 Route 22, Block 23.03, Lot 12 (Application was in the November packet) - Applicant proposes preliminary and final site plan approval for expansion of their restaurant, including outdoor seating and bar areas. Existing variances include insufficient size of parking spaces, front yard parking and aisle width. New variances include retail sales,

expansion of the use variance, lot coverage over 75 percent where 87.3 percent is proposed, and a new wall over 8 feet.

MEMORIALIZATION:

Board of Adjustment:

Alison Griggs, 323 Partridge Run, Block 3.09, Lot 2 – Applicant proposed to construct an addition onto a single-family dwelling. This application was denied.

Our next meeting will be held on January 23, 2018 at 7:30 pm.