



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**Borough of Mountainside
Planning Board Agenda
Regular Meeting
August 22, 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: 23-09 PATEL
RESOLUTION: NO. 23-R23
294 Garrett Road
BK: 15.12 LT: 21

5. MINUTES (6.27.23 Meeting)

6. CASE: 23-10 CHIP AND BIRDIES
187 MILL LANE
BK: 23.03 LT: 36
LI ZONE – ZONING REVIEW 6181
Change of Tenancy

**** 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 single family home. 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: 23-06 MENESIS

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 design standards location of the parking area.

9. CASE: 23-11 COSCIA

216 OAK TREE

BK: 15.11 LT: 11

R2 ZONE – ZONING REVIEW 6207

Minimum lot area: Minimum rear yard: 30 FT required – 28.5 FT proposed at southeast corner; Foundation area: 15% or 1,356 SF allowed – 1,470.4 SF or 16.27% proposed; Floor Area Ratio (FAR): 22.5% or 2,034 SF allowed – 2,115 SF or 23.4% proposed.

10. CASE: 23- 13 DOYLE

1175 WYCHWOOD LANE

BK: 22.02 LT: 33

R2 ZONE – ZONING REVIEW 6203

a new front porch, rear deck, and handicap-accessible stair/elevator core, and is seeking variance relief for existing, non-conforming, side-yard setbacks where 10' is allowed and 9.8' is existing; driveway in side-yard where 10' side yard setback is allowed and 2' is existing. In addition, new variances are for increased foundation area where a total of 15% or less is allowed, and 17.9% is proposed, ground projection area where a total of 3.75% or less is allowed and 7.2% is proposed, and lot coverage area where 30% or less is allowed and 46.7% is proposed.

