



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**Borough of Mountainside
Planning Board Agenda
Regular Meeting
December 21, 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. MINUTES (11.28.23 Meeting)
5. RESOLUTION – CASE NO. 23-17
CALLAHAN – 297 GARRETT ROAD
BK: 15.04 LT: 8
6. RESOLUTION – CASE NO. 23-19
SOLANTE – 208 EVERGREEN ROAD
BK: 15.09 LT: 3
7. RESOLUTION – CASE NO. 23-18
MINIO – 1277 ROUTE 22
BK: 18 LT: 16

**** BOARD OF ADJUSTMENT ****

8. CASE: 23-16 - KELLY
1188 RIDGE DRIVE
BK: 5.04 LT: 22
ZONE: R2 – ZONING REVIEW 6196
SUMMARY: The applicant proposes addition/renovations for single family dwelling to include

variance relief for increase in lot coverage to 32.7% whereas 30% is allowed, and increase in ground projections to 5.5% whereas 3.75% is allowed.

9. CASE: 23-20 - KIERNAN

156 GREENWOOD AKA 18 MOUNTAINVIEW

BK: 10.01 LT: 14

ZONE R2 – ZONING REVIEW 6268

SUMMARY: The applicant is seeking alterations/addition to include variance relief for Floor Area Ratio of 23.6% proposed whereas 22.5% is allowed, 23.1% existing. Building coverage of 20.14% proposed whereas 15% is allowed, 19.7% existing. Lot coverage of +/-39% proposed, whereas 30% allowed, +/-38.5% existing.

10. CASE: 23-12 – COPPOLA

233 CENTRAL AVE

BK: 16.07 LT: 7

R2 ZONE – ZONING REVIEW 6189

SUMMARY: The applicant seeks variance relief for a proposed (already installed) 6 foot solid front yard fence (corner lot) whereas at least 51% open and does not exceed 4 feet in height is allowed.

11. CASE: 23- 08 RAMOS

1127 PEACHTREE LANE

BK: 5.18 LT: 17

R2 ZONE – ZONING REVIEW 6328

SUMMARY: The applicant seeks variance relief from side yard setback, foundation area, ground projections, lot coverage, floor area ratio, front yard coverage and walkway in side yard. Side yard proposed is 9.8' whereas 10' is minimum permitted, foundation area proposed is 15.4% where 15% is maximum permitted, ground projections proposed is 4.9% where 3.75% is maximum permitted, lot coverage proposed is 39.4% whereas 30% is the maximum permitted, floor area ration proposed is 22.6% whereas 22.5% is maximum permitted, front yard coverage proposed is 28.3% where 30% is the maximum permitted and walkway in side yard proposed is 3' whereas 10" is minimum permitted.