Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

Borough of Mountainside
Planning Board Agenda
Regular Meeting
October 24, 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 (9.26.23 Meeting)

**** BOARD OF ADJUSTMENT ****

5. CASE NO.; 23-14 - ECHO FOODS
   1079 ROUTE 22 EAST
   BK: 24.01 LT: 1
   ZONE LI ZONE – ZONING REVIEW 6232
   SUMMARY: Echo Tap and Grille situated on corner of Route 22 and Mill Lane occupies entire building and proposes the following variance relief:
   Expansion of non-conforming use (restaurant operates in L-I Zone); proposed patio is deemed an expansion of pre-existing non-conforming use and applicant seeks to continue pre-existing non-conforming conditions: Minimum lot width; maximum lot coverage; minimum number of off-street parking spaces.
   Front yard setback: to Route 22 (from patio to Route 22E); permitted – 50' – Existing – 32.47' to existing building – Proposed – 31.9' to patio
   Parking: 99 parking spaces; 73 spaces existing and 115 required by ordinance. Applicant proposing to have additional off-site parking at 191 Mill Lane (owner approval)

6. CASE: 23-17 – CALLAHAN
   297 GARRETT ROAD
   BK: 15.04 LT: 8
   ZONE: R2 – ZONING REVIEW 6171
   SUMMARY: The proposed single family dwelling development involves and requires the granting of relief from the following requirements so as to permit: Ground Projections: 3.75% allowed and 6.6% proposed Lot Coverage: 30% allowed and 32.5% proposed and any additional relief that may be required from the board.

7. CASE: 23-19 – SOLANTE
   208 EVERGREEN COURT
   BK: 15.09 LT: 3
   ZONE: R2 – ZONING REVIEW 6259
   SUMMARY: The applicants propose renovations including walk-out basement door for single family dwelling and lot coverage revisions. Variance relief is required for lot coverage proposed at 39.2% /3,925.35 SF when ordinance permits maximum of 30% / 3,005.64 SF. The existing lot coverage is 42% / 4,222.09 SF and the applicants propose to reduce the existing patio size and coverage. Front yard coverage of 44.5% where 30% is permitted and foundation area over 15% where 15.1% is proposed.

8. CASE: 23- 08 RAMOS – **REQUEST FOR EXTENSION**
   1127 Peachtree Lane
   BK: 5.18 LT: 17
   R2 ZONE – ZONING REVIEW 6186
   SUMMARY: front and side yard setbacks, foundation area, ground projections, lot coverage, floor area ratio, front yard coverage and walkway in side yard. Front yard of 28' proposed where 30' is the minimum permitted, side yard proposed is 9.8' where 10' is minimum permitted, foundation area proposed is 15.8% where 15% is maximum permitted, ground projections proposed is 5.6% where 3.75% is maximum permitted, lot coverage proposed is 41.8% where 30% is the maximum permitted, floor area ration proposed is 24.7% where 22.5% is maximum permitted, front yard coverage proposed is 30.6% where 30% is the maximum permitted and walkway in side yard proposed is 3' where 10" is minimum permitted.