

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD AGENDA  
REGULAR MEETING  
JUNE 22, 2021 – 7:00 p.m. [VIRTUAL]  
1385 Route 22 East, Mountainside, NJ 07092**

TENTATIVE      FINAL      REVISED   X  

In compliance with the provisions of the Open Public Meetings Act of the State of New Jersey, the Borough of Mountainside, Union County, hereby announces the Planning Board meeting scheduled for 7:00 p.m. Tuesday, June 22, 2021.

**THIS MEETING IS BEING HELD VIRTUALLY IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN COMPLIANCE WITH THE RECOMMENDATIONS BY THE CDC AND IN COMPLIANCE WITH THE DCA REQUIREMENTS FOR EMERGENCY MEETING PROTOCOL.**

**TO VIRTUALLY ATTEND THIS ZOOM MEETING, FOLLOW THE INSTRUCTIONS BELOW:**

<https://us02web.zoom.us/j/83966147186?pwd=djlWMEZOanlKdDFFN1YvV2FtNHNPZz09>

Meeting ID: 839 6614 7186

Passcode: 938906

Dial In: +1 929 205 6099

1. CALL TO ORDER / OPEN PUBLIC MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES  
Regular Meeting Minutes, May 25, 2021
5. RESOLUTION PB 21-R18  
Case No. 21-10; SELA/RENARS  
1140 Rt. 22/1148 Rt. 22  
Bk: 5.20 Lt: 34 & 35  
Represented By: Stephen F. Hehl, Esq.  
L-I Zone  
Approved: 5/25/21

**PLANNING BOARD**

6. CASE NO.: 21-17; David Realty  
1429 RT. 22 E  
BK: 10.06 LT: 3.01  
Represented By: Stephen F. Hehl, Esq.  
O-B ZONE  
Expiration Date: September 24, 2021

Summary: The applicant seeks site plan approval for an addition to their office building. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

BOARD OF ADJUSTMENT

- 7. Case No. 21-13; Rolo  
1272 Virginia Ave.  
Bk: 16.10 Lt: 7  
Represented By: Stephen F. Hehl, Esq.  
R-2 Zone  
Expiration Date: August 27, 2021

Summary: The applicant seeks approval for a bulk variance for a proposed addition and deck. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

- 8. Case No. 21-14; Las Medulas  
1239 Rt. 22  
Bk: 23.02 Lt: 1 & 4  
Represented By: Stephen F. Hehl, Esq.  
L-I Zone  
Expiration Date: August 27, 2021

Summary: The applicant seeks a Use Variance for the addition of outdoor dining on their property. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

- 9. ADJOURNMENT  
The next meeting of the Planning Board is scheduled for TUESDAY, JULY 27, 2021  
at 7:00 pm.

- 10. EXECUTIVE SESSION