

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING**

May 23, 2023 – 7:30 p.m.

Borough of Mountainside Municipal Building
1385 Route 22 East, Mountainside, NJ 07092

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 MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. RESOLUTION PB-23.02 PIJANOWSKI
357 Forest Hill Way
BK: 3.11, Lot 31.01
Approved: 04/25/2023

5. MINUTES (IF AVAILABLE)

PLANNING BOARD

6. CASE NO. 23-01; 1012 Springfield Avenue LLC
1012 Springfield Avenue
BK: 24.04 Lots 10.02/10.05
LI Zone ZONING REVIEW 6073

SUMMARY: Applicant seeks to add a second story to the existing office structure. Existing structure does not conform to minimum side yard setback. A parking variance is required, 21 spaces provided—31 required. Non-conforming accessory structures and projections were previously granted site plan approval.

BOARD OF ADJUSTMENT

7. CASE NO. 22-18, COSTALOS
1400 Orchard Road
BK: 3.05 Lot 2
R2 Zone ZONING REVIEW 6044

SUMMARY: Applicant made improvements to the property without municipal approvals, including fence violating front yard setback, constructed driveway in the side yard

setback with a 4' setback, basketball pole in side yard setback with a 2' setback, air conditioning unit and shed in the front yard.

8. CASE 23-04, HALEY
1360 Mohawk Drive
BK: 15.04 Lot 11
R2 Zone ZONING REVIEW 6109

SUMMARY: Adding an addition to the existing structure. Existing structure already encroaches into the side yard set back according to the Zoning Ordinance. The addition will be vertical within the bounds of the existing foundation.

9. CASE 23-05 LOMBARDO
1125 Sawmill Road
BK: 5.16 Lot 14
R2 Zone ZONING REVIEW 6090

SUMMARY: Seeking a pool and patio in the rear yard. Variance required for lot coverage over 30% where 38% is proposed.

10. CASE 23-03 REDI-FARMS, LLC
855 Mountain Avenue
BK: 13 Lots 6/7
B Zone ZONING REVIEW 6108

SUMMARY: Applicant began operation of an indoor hydroponic food production business without municipal approvals. Sales of goods are proposed. Variances are necessary for use, mixed-use, education use and outdoor tent sales.

11. ADJOURNMENT
The next meeting of the Planning Board is scheduled for TUESDAY, JUNE 27, 2023 AT 7:30 PM.

MD/pg