Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

Borough of Mountainside
Planning Board Agenda
Regular Meeting
November 28, 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 (10.24.23 Meeting)

5. RESOLUTION – CASE NO. 23-14
   ECHO FOODS – 1079 ROUTE 22
   BK: 24.01 LT: 1

6. MOUNTAINSIDE COMMUNITY POOL REDEVELOPMENT

**** BOARD OF ADJUSTMENT ****

7. 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 variance 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.

8. 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% whereas 30% is permitted and foundation area over 15% where 15.1% is proposed.

9. CASE: MINIO
   1277 ROUTE 22
   BK: 18 LT: 16
   ZONE: ZONING REVIEW 6245
   SUMMARY: The applicant seeks a D (2) expansion of a non-conforming Use Variance with preexisting bulk non-conformities for an existing two-family home. Applicant requests Preliminary and Final Site Plan Approval for the renovation of this two-family home which is in violation of:

   - Prohibited Use. Use Variance Requested: Continuation of current non-conforming existing use of property as a two-family home.
   - Front Yard; Required, 50 Feet; Existing Non-Conforming, 23 Feet/19.32 Feet; Proposed by Plan - Unchanged.
   - Side Yard; Required 25 Feet; Existing Non-Conforming, 6.41 Feet; Proposed by Plan - Unchanged.
   - Minimum Lot Area; Required, 30,000 Sq. Feet; Existing Non-Conforming, 10,542 Sq. Feet; Proposed by Plan - Unchanged.
   - Minimum Lot Width on Route 22; Required, 200 Feet; Existing Non-Conforming, 104 Feet; Proposed by Plan - Unchanged.
   - Minimum Building Size, Ground Floor Area; Required, 6000 Sq. Feet; Existing Non-Conforming, 2107 Sq. Feet; Proposed by Plan - Unchanged.
   - Accessory Structure, Garage; Side Yard - Required, 25 Feet; Existing Non-Conforming, 6.54 Feet/4.5 Feet; Proposed by Plan - Unchanged.
   - Accessory Structure, Garage; Rear Yard - Required, 25 Feet; Existing Non-Conforming, +/- 35 Feet; Proposed by Plan - Unchanged.
   - Other Residential Use; Required, Office Building; Existing Non-Confirming, Residential; Proposed by Plan - Continuance of non-conforming existing residential use with respect to all requirements.

10. 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.

11. 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.

12. CASE: 23- 08 RAMOS – **REQUEST FOR EXTENSION**
    1127 Peachtree Lane
    BK: 5.18 LT: 17
    R2 ZONE – ZONING REVIEW 6186
    SUMMARY: The applicant seeks variance relief from 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.