



PLANNING BOARD
BOROUGH OF MOUNTAINSIDE

1385 ROUTE 22
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A G E N D A
JUNE 25, 2019
7:30 p.m.

PLEDGE OF ALLEGIANCE:

NEW BUSINESS:
Planning Board:

Cantagallo, 1333 Hidden Circle, Block 15.05, Lot 25 – Applicant proposes soil moving activities in the rear yard of a new single-family dwelling, and requiring site plan review.

Joshua Mandel/SPT Group LLC, 1100 Globe Avenue, Block 23.03, Lot 8.11 – Applicant proposes a change of tenancy for a gym/fitness/cross fit use. Existing variances include side yard under 15 feet where 11.7 feet exists, lot width under 125 feet where 121.38 feet exists, lot coverage over 75 percent where 87 percent exists. New variance includes insufficient parking per LI Zone, use standards, and lot coverage over 75 percent where 87.2 percent is proposed.

Board of Adjustment:

CONTINUATION:

Hine/Shann, 247 New Providence Road, Block 3.02, Lot 8 – Previously noticed in May. Applicants are proposing an addition onto a single-family dwelling. Existing variance includes side yard under 10 percent width where 10.6 feet exists. New variances include driveway in the side yard where 6 feet is proposed and a use variance for garage parking for four cars.

NEW BUSINESS:

Tyson/Salmond, 1575 Brookside Road, Block 8.02, Lot 14 – Applicant proposes to install solar panels onto the roof of a single-family dwelling. Existing variances include foundation area over 15 percent where 15.2 percent exists, and walkway in the side yard where 4.5 feet exists. New variance includes the solar panels which are considered an accessory structure and use.

Ferraro, 1171 Foothill Way, Block 5.07, Lot 6 – Applicant proposes to construct an in-ground pool in the rear yard of a single-family dwelling. Existing variance includes driveway in the side yard. New variance includes lot coverage over 3 percent where 41.8 percent is proposed.

Lafferty/Vega, 387 Creek Bed Road, Block 16.13, Lot 3 – Applicant proposes to construct a solid fence in the front yard of a single-family dwelling. New variance includes solid fence in the front yard where 6 feet is proposed and 4 feet and open fences are required.

MEMORIALIZATIONS:

Board of Adjustment:

Aguiar, Salvino and Melim, Marylene, 1361 Stony Brook Lane, Block 15.02, Lot 18 – Applicant are proposing to construct a patio onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 10,085 square feet exists, , lot width under 100 feet where 75 feet exists, foundation area over 15 percent where 22 percent was granted, floor area ratio over 22.5 percent, and lot area within 150 feet. New variance includes lot coverage over 30 percent where 34.5 percent is proposed.

Herits, Adam and Jennifer, 1294 Wood Valley Road, Block 16.13, Lot 18 – Applicants are proposing to construct an addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 13,601 square feet exists, lot width under 100 feet where 75 feet exists, lot area within 150 feet. New variance includes side yard under 10 feet or 10 percent width where 8.9 feet is proposed.

Mistretta, 513 Woodland Avenue, Block 21, Lot 1 and 5 – Applicants are proposing family room addition onto a single-family dwelling. Existing variances include front yard under 30 feet where 2 feet exists, side yard under 10 feet or 10 percent width where 7 feet exists, lot area under 15,000 square feet where 9,815 square feet exists, lot area within 150 feet, and driveway in the side yard. New variances include front yard under 30 feet where 10 feet is proposed, ground projection over 3.75 percent where 4.1 percent is proposed, and rear yard under 30 feet where 22 feet is proposed.

The next meeting will be held on July 23, 2019 at 7:30 p.m.