

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

FEBRUARY 27, 2024 – 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. MINUTES
Regular Meeting and Re-organization Minutes, January 23, 2024
5. Resolution PB 24-R11
CASE NO.: 23-18; MINIO
1277 ROUTE 22
BK: 18 LT: 16
Approved: 1/23/24
6. Resolution PB 24-R12
CASE NO.: 24-01; BROWS AND BEAUTY
1429 Route 22
BK: 10.06 LT: 3.01
Approved: 1/23/24

****BOARD OF ADJUSTMENT****

7. CASE NO.: 24-03: GRUNBERG
1563 Coles Ave.
BK: 3.11 LT: 1.02
ZONE: R2 ZONING REVIEW: 5358
SUMMARY: Proposed addition. The applicant seeks a variance for foundation area of 17% whereas 15% is permitted.

8. CASE NO.: 24-02; CHRONE

1331 Wood Valley Road

BK: 15.14 L: 42

ZONE: R2 ZONING REVIEW: 6338

SUMMARY: Pool in side yard. The applicant seeks variances for lot coverage of 34% whereas 30% is permitted and pool/walk in side yard of 14.3' whereas 9.7' is permitted

9. CASE NO.: 24-05; BECKER

1333 Hidden Circle

BK: 15.05 L: 25

ZONE: R2 ZONING REVIEW: 6362

SUMMARY: Pool in rear yard. The applicant seeks a variance for lot coverage of 36.3% whereas 30% is permitted.

10. CASE NO.: 24-04, PT60 GROUP

238 Oaktree Road

BK: 15.11 L: 16

ZONE: R2 ZONING REVIEW: 6352

SUMMARY: Renovation and Addition. The applicant seeks variances for Floor Area Ratio of 30.5% whereas 22.5% is permitted, front yard coverage of 32% whereas 30% is permitted and foundation area of 19.5% whereas 15% is permitted.