

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING
JUNE 25, 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 Minutes, May 28, 2024
5. Resolution PB 24-R19
CASE NO.: 24-09; MARANO
338 Short Drive
BK: 5.05 LT: 8
Approved: 5.28.24

****PLANNING BOARD****

6. CASE NO.: 24-10, WATCHUNG STABLES
1160 Summit Lane
BK: 2 L: 4
REVIEW: 6478

SUMMARY: Applicant seeks approval for adaptive Equestrian Building including: 1. New construction of a 10,085 SF Therapeutic Riding Building. 2. Improvements to the existing manure shed and loading area. 3. Reconstruction of the existing equestrian riding surface at Riding Ring #4. 4. Surface drainage improvements along exterior to riding ring #5. 5. Staff Restroom/Locker Room Renovations. 6. Isolation Barn improvements.

****BOARD OF ADJUSTMENT****

7. CASE NO.: 24-11, MORALES/HALPERN
1352/54 Wood Valley
BK: 15.02 L: 3
ZONE: R2 ZONING REVIEW: 6483

SUMMARY: Applicant is seeking the following variances: Foundation area of 16.4% whereas 15% is allowed. Lot coverage of 33.7% whereas 30% is allowed. Floor Area Ratio (FAR) of 23.6% whereas 22.5% is allowed. Fence Height of 6'9" whereas 6' is allowed. Shed in rear yard at 4'9".