

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REORGANIZATIONAL & REGULAR MEETING
JANUARY 23, 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:

REORGANIZATION

1. CALL TO ORDER / OPEN PUBLIC MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. OATHS OF OFFICE
V. Kostin, M. Gioioso, K. Dillon, T. Jakositz, S. Matlin
4. ROLL CALL
5. ELECTION OF OFFICERS
 - Chairperson
 - Vice Chairperson
6. RESOLUTIONS/APPOINTMENTS
 - RESOLUTION PB 24-R1 Appointment of Board Professionals
 - RESOLUTION PB 24-R2 Annual Meeting Dates
 - RESOLUTION PB 24-R3 Official Newspapers
 - RESOLUTION PB 24-R4 Appointment of Board Secretary
 - RESOLUTION PB 24-R5 Appointment of Recording Secretary
7. SWEARING IN OF JOHN CHADWICK
8. CHAIRMAN'S ANNUAL REPORT-2023
 - RESOLUTION PB 24-R6 Annual Report

ADJOURN TO REGULAR MEETING

9. MINUTES
Regular Meeting Minutes, December 21, 2023
10. Resolution PB 24-R7
CASE NO.: 23-20; Kiernan
156 Greenwood a/k/a 18 Mountainview
BK: 10.01 LT: 14
Approved: 12/21/23

11. Resolution PB 24-R8
CASE NO.: 23-16; Kelly
1188 Ridge Drive
BK: 5.04 LT: 22
Approved: 12/21/23

12. Resolution PB 24-R9
CASE NO.: 23-08; Ramos
1127 Peachtree Lane
BK: 5.18 LT: 3017
Approved: 12/21/23

13. Resolution PB 24-R10
CASE NO.: 23-12; Coppola
233 Central Ave.
BK: 16.07 LTS: 7
Approved: 12/21/23

14. Resolution PB 23-R29
MOUNTAINSIDE COMMUNITY POOL PRELIMINARY AREA IN NEED OF REDEVELOPMENT
BK: 14 LT: 1.03

****BOARD OF ADJUSTMENT****

15. CASE: MINIO
1277 ROUTE 22
BK: 18 LT: 16
ZONE: OB ZONING REVIEW 6245
SUMMARY: The applicant seeks a D (1) use Variance for permission to use the property as a two-family dwelling which is a use not permitted for this property in the land development ordinance. Applicant also requires variance relief as follows:

- 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.

16. CASE NO.: 24-01; Brows and Beauty

1429 Route 22

BK: 10.06 L: 3.01

ZONE: LI ZONING REVIEW 6280

SUMMARY: The applicant seeks tenancy for medical makeup (tattoo). Use variance is required.

Parking: 16 spaces required per LI Zone – 19 spaces required for office floor area/medical use may require more spaces.