

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD AGENDA  
REGULAR MEETING 2<sup>ND</sup> REVISION  
MAY 24, 2022 – 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
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES  
Regular Meeting Minutes, April 26, 2022

5. RESOLUTION PB 22-R14  
CASE NO.: 21-04; Artis Seniors  
1020-1024 & 1028 Springfield Ave.  
Represented By: Stephen F. Hehl, Esq.  
BK: 24.04 LTS: 10.01 & 10.04  
Approved: 4/26/22

6. DISSCUSSION  
Master Plan Review

Board of Adjustment

7. CASE NO.: 22-08; Baione  
1125 Maple Court  
Represented By: Rosemary Stone-Dougherty, Esq.  
BK: 5.17 LT: 15  
R-2 ZONE  
Expiration: 7/30/22

Summary: The applicant seeks approval for the construction of an addition and pool on the property. The applicant will seek variance relief for F.A.R. of 25.7%, whereas, 22.5% is allowed and other such bulk variances associated with the site improvements. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

8. CASE NO.: 22-01; Zachariades  
151 Wild Hedge Lane  
BK: 11 LT: 1.02  
R-2 ZONE  
Expiration: 6/30/22

Summary: The applicant seeks approval to permit the construction of an 8' deer fence to be located in the front yard. The applicant seeks variance for the installation of an 8' fence, whereas the Ordinance does not allow a fence to exceed 6' in height and variance relief for a fence located in the front yard, whereas, a fence located in the front yard is not permitted. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

9. CASE NO.: 22-11; Spinelli  
243 Oak Tree Rd  
BK: 15.01 LT: 5  
R-2 ZONE  
Expiration: 8/31/22

Summary: The applicant seeks approval for the installation of an addition in the front yard setback. The applicant seeks variance for a 22' front yard setback, whereas, 30' is required and a variance for an 8' side yard setback, whereas, 10' is required. The applicant will also seek such other variances, exceptions and/or design waivers as may be required upon an analysis of the plans and the testimony at the public hearing.

10. ADJOURNMENT

The next meeting of the Planning Board is scheduled for TUESDAY, JUNE 28, 2022  
at 7:30 pm.