



## **BOROUGH OF MOUNTAIN SIDE**

1385 ROUTE 22  
MOUNTAIN SIDE, NEW JERSEY 07092

www.mountainside-nj.com  
TEL (908) 232-2400  
FAX (908) 232-6831

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### **A G E N D A**

### **OCTOBER 28, 2014**

### **7:30 p.m.**

#### **NEW BUSINESS:**

##### **Planning Board:**

Don Don Realty LLC – 90 New Providence Road/903 Mountain Avenue, Block 14, Lots 15.A, and 15.C – Applicants are proposing preliminary site plan and development approvals for a new commercial building for retail sales. New variances include a retaining wall over eight feet, parking in the front yard along New Providence Road, insufficient parking space size of 9' x 18', and insufficient visibility sight triangle. The applicants would seek any other variances, waivers, interpretations or other relief that may be deemed necessary at the time of the public hearing.

##### **Board of Adjustment:**

Miskewitz, 19 Tanglewood Lane, Block 22.B, Lot 9 – Applicant proposes to construct a one-story addition onto a single-family dwelling. A new variance includes foundations area over 15 percent where 19.5 percent is proposed.

Pannacchione, 252 Pembroke Road, Block 3.A, Lots 4.E and 5.E – Applicant proposes to construct a driveway and walkway addition at a single-family dwelling and requests site plan approval for soil moving and land disturbance in excess of 13,500 square feet on lots 4.E and 5.E. Existing variance includes side yard under 10 percent width where 12.2 feet is proposed and a new variance includes driveway in the side yard.

Minks, 311 Tanager Way, Block 3.M, Lot 2 – Applicant proposes to install solar panels onto the roof of a single-family dwelling. A new variance includes the solar panels onto the roof which are considered an accessory structure/use.

## MEMORIALIZATIONS:

Ganga LLC

1160 Route 22

Block 5.T, Lots 24.E and 39

Applicant proposes a site plan and development to construct and expand a parking lot and the merging of the two lots at a commercial building.

Existing variances include front yard under 30 feet – 50 ft. on Route 22, side yard under 15 feet, lot width under 125 feet – 200 feet on Route 22. New variance includes construction of the parking lot in the rear yard and side yard setback.

Kelly

1160 Ridge Drive

Block 5.D, Lot 29

Applicant proposes to replace a retaining wall. Existing variances include front yard under 30 feet, ground projections over 3.75 percent and front yard coverage. New variances include the retaining wall over six feet high where a sixteen-foot high wall is proposed, requiring site plan review.

DeCosta

350 Greenbrier Court

Block 4.A, Lot 6.A

Applicant constructed a shed in the front yard of a corner lot. Existing variances include front yard under 30 feet and driveway in the side yard. New variance includes the shed which is considered an accessory structure in the front yard.

The next meeting will be held on **Monday November 24, 2014** at 7:30 pm.