



PLANNING BOARD
BOROUGH OF MOUNTAINSIDE

1385 ROUTE 22
MOUNTAINSIDE, NEW JERSEY 07092
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A G E N D A
December 22, 2015
7:30 p.m.

DISCUSSION:

Review of the resolution of the Redevelopment Area Study of the Barnes Tract that was adopted by Mayor and Council on November 24, 2015.

CONTINUATION:
Planning Board:

Menza and Beissel Communities/Fox Chase Reserve, 1350 and 1360 Route 22, Block 15.I, Lots 48.A and 48.B – Applicants are proposing a site plan and development for the purpose of constructing a 23-unit residential townhouse development with five building, nineteen market rate units and four affordable housing units. Variances required are height over 36 feet where 39.5 is proposed, side yard under 25 feet where 11.0 feet is proposed and sign over 50 square feet where 81 square feet exists and will be relocated.

NEW BUSINESS:
Planning Board:

Laborer's Local #3, 1121 Bristol Road, Block 7.D, Lot 35 – Applicants are proposing to install a wall sign. New variance includes the wall sign over 3 feet tall where 6 feet 6 inches is proposed.

NEW BUSINESS:
Board of Adjustment:

NG Construction Inc., 1131, 1135, 1137 and 1139 Route 22, Block 23.C, Lots 8.H, 11, 16.A, 16.B, 16.C, 18.A, 18.B – Applicants are proposing site plan and development to install canopies onto their commercial building.

Existing variance includes side yard under 15 feet where 10.62 feet exists. New variances include lot coverage over 75 percent where 85.74 percent and 96.85 percent are proposed, and location of canopies which are considered accessory structures within ten feet of the principal structure, and insufficient parking.

Uncle Bob's Self-Storage, 1229 Route 22, Block 23.C, Lot 2.02 – Applicants are proposing a site plan and development for a new self storage building. Two buildings currently exist and a third is proposed. Existing variance includes location of the storage facility within ½ mile of another storage facility. New variances include a use variance, height over 25 feet where 29.7 feet is proposed, foundation area over 25 percent where 33.2 percent is proposed, lot coverage over 50 percent where 71.9 percent is proposed, and outdoor activities/storage.

MEMORIALIZATION:

Capitol Senior Housing,
1042-1050 Springfield Avenue
Block 24.D, Lots 7, 7.A, 8.A, 8.B
Site plan and development of a new assisted living facility

Durbak
478 Summit Road
Block 7.B, Lot 3.A
Installation of solar panels

Dinorscio
1638 Larkspur Drive
Block 3.A, Lot 81
Construction of a raised patio

The next meeting will be held on January 26, 2016 at 7:30 p.m.