



PLANNING BOARD  
**BOROUGH OF MOUNTAINSIDE**

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**A G E N D A**  
**FEBRUARY 24, 2015**  
**7:30 p.m.**

**NEW BUSINESS:**

**Board of Adjustment:**

McDonald, 217 Evergreen Court, Block 15.K, Lot 6 – Postponed from the January 215 meeting. Applicants propose to construct an addition onto a single-family dwelling on a non-conforming lot. Existing variances include lot area under 15,000 square feet where 5,625 square feet exists, lot width under 100 feet where 75 feet exists, lot area within 150 feet and an existing one-car garage. New variances include front yard under 30 feet where 19.77 feet is proposed, rear yard under 30 feet where 20.62 feet is proposed, foundation area over 15 percent where 26.8 percent is proposed, ground projections over 3.75 percent where 6.6 percent is proposed, lot coverage over 30 percent where 41.8 percent is proposed, floor area ratio over 22.5 percent where 41.9 percent is proposed, and front yard coverage over 30 percent where 33.8 percent is proposed.

Comber Company/Verizon Wireless, 1130 Route 22, Block 5.T, Lot 30 – Applicant proposes to install a wireless antenna and cabinets on the rooftop of an existing commercial building. Existing variances include side yard under 15 feet where 12 feet exists, lot coverage over 75 percent where 94 percent exists, and insufficient parking spaces. New variances include a use variance for the antenna and accessory structure height over principal structure totaling 39 feet.

Rinaldo, 228 Evergreen Court, Block 15.I, Lot 8 – Applicant proposes a new single-family dwelling on a non-conforming lot. Existing variances include lot area under 15,000 square feet where 10,125 square feet exists, lot width under 100 feet where 75 feet exists, and lot area within 150 feet. A new variance includes the foundation area over 15 percent where 17.06 percent is proposed.

Domingues, 336 Darby Lane, Block 7.I, Lot 16 – Applicant proposes to construct an addition onto a single-family dwelling. Existing variances include lot area under 15,000 square feet where 13,535 square feet exists, lot width under 100 feet where 90.2 feet exists, and lot area within 150 feet. A new variance includes foundation area over 15 percent where 15.7 percent is proposed.

## MEMORILIZATIONS:

First Choice Executive LLC, 1199 Route 22, Block 23.C, Lot 5 – Applicant proposes to install a generator, necessitating site plan review. Existing variances include front yard under 50 feet where 49.15 feet exists, side yard under 15 feet where 4.76 feet exists, lot area under 26,000 square feet where 16,455 square feet exists, lot width under 125 feet where 106.3 exists, and lot coverage over 75 percent where 80.5 percent exists. A new variance is required for an accessory structure of the principal structure/use.

Luna, 1028 Summit Lane, Block 6.A, Lot 14 – Applicant proposes to construct an addition to the side of an existing single-family dwelling. Existing variances include side yard under 10 percent, lot width of 10.5 feet where 10.16 feet exists, and an existing detached garage. New variances include lot coverage over 30 percent where 42.9 percent is proposed.

Bear Mountain Realty LLC – 1018 Mountain Avenue and 200 Sheffield Street, Block 7.M, Lots 29 & 30 – Applicant proposes site plan and development of parking at a former residential property and to convert a residential structure to a business/administration office. Applicant also proposes awnings onto a non-conforming structure. Existing variances include front yard under 30 feet-50 ft. on Route 22 where 29.88 exists, side yard under 15 feet where 8.08 feet exists, lot area under 26,000 square feet where 8,250 exists, lot width under 125 feet-200 feet on Route 22 where 75 feet exists. New variances include a use variance for front yard parking, ground floor under 4,000 square feet where 1,487 square feet is proposed, parking in the side yard, parking in the rear yard, and driveway access.

Our next meeting will be held on March 24, 2015 at 7:30 p.m.