



BOROUGH OF MOUNTAINSIDE

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A G E N D A **JANUARY 27, 2015** **7:30 p.m.**

REORGANIZATION MEETING:

Roll Call for 2014:

Old Business:

Minutes of December 23, 2014

Memorializations:

Children's Specialized Hospital, 150 New Providence Road, Block 14, Lot 19 –
Installation of a generator.

Alan and Nancy Smith, 141 Greenwood Road, Block 10.C, Lot 4 – Construction
of an addition to the front and rear of a single-family dwelling.

Antonio Pereira, 229 Friar Lane, Block 3.A, Lot 97 – Shed in the rear yard

End 2014

CHAIRPERSON'S REPORT:

OATH OF OFFICE:

John Tomaine – Regular Member
Steve Matlin – Alternate
Thomas Jakositz - Alternate

Election of Chairperson:

Election of Vice-Chairperson:

Appointment of Board Attorney

ROLL CALL VOTE FOR 2015

NEW BUSINESS 2015:

Planning Board:

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.

Board of Adjustment:

McDonald, 217 Evergreen Court, Block 15.K, lot 6 – Applicant proposes 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 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 411.8 percent is proposed, floor area ratio over .225 percent where 41.9 percent is proposed, and front yard coverage over 30 percent where 33.8 percent is proposed.

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 February 24, 2015 at 7:30 p.m.