

**Notice of Public Hearing  
Borough of Mountainside  
County of Union, State of New Jersey**

Please take notice that the Planning Board (the "Board") of the Borough of Mountainside (the "Borough") will, on October 27, 2015, at 7:30 p.m., at the first floor courtroom, Mountainside Borough Municipal Hall, 1385 U.S. Highway 22 East, Mountainside, NJ 07092, or at such other time and place as the Board may adjourn thereafter, hold a public hearing (the "Hearing") to consider an application for preliminary and final major site plan approval, variance relief, and such other relief as the Board or its consultants may determine to be necessary or appropriate (the "Application") made by CSH Mountainside, LLC (the "Applicant") to permit an approximately 23,143 sq. ft., 3-story, 79-unit "assisted living" facility (the "Project") at real property identified as Lots 7, 7A, 8A, & 8B of Block 24D on the Borough's tax map (the "Property"). In addition to the foregoing, the Project will include typical, ancillary site improvements such as garbage disposal areas, internal driveways, lighting, landscaping, stormwater management, signage, and parking areas.

The Property is commonly known as 1042-1050 Springfield Avenue, Mountainside, NJ and consists of approximately 1.84 acres within the Borough's O-B Office Building District Zone (the "O-B Zone"). To permit the Project, the Applicant will seek variance relief from the Borough's Land Use Ordinance (the "Ordinance") in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq. (the "MLUL") as follows: (1) "d(1)" or "use" variance relief to permit an "assisted living" facility in the O-B Zone where such facilities are not an expressly permitted use; (2) "d(5)" variance relief, as determined to be necessary, to permit the proposed 42.93 du/acre density; (3) "d(6)" or "c" variance relief, as determined to be necessary, to permit a 3-story, up to 50 ft. high building that exceeds by 10 ft. or 10% of the height required in the O-B Zone, which, by Ordinance, is a maximum of 2-stories or 35-ft. in height, whichever is the lesser; and (4) as determined to be necessary, "c" or "bulk" variance relief for (i) a front yard setback of 43.3 ft. whereas 50 ft. is required by Ordinance; (ii) a side yard setback to a residential district of 25.8 ft. whereas 50 ft. is required by Ordinance; and (iii) a maximum ground projection of 30% whereas 25% is the maximum permitted by Ordinance. The Applicant will also seek such variances, waivers, exceptions, or other relief that the Board or its consultants may deem necessary without additional public notice in accordance with the MLUL.

A copy of the Application and supporting documentation is on file with the Board's Secretary. These documents are available for public inspection, during regular business days and hours, at the Board's offices at the address stated above. This Notice is given in accordance with the MLUL. Any interested person may appear in person, through his attorney, or through his designated agent at the Hearing to be heard on the Application.

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Attorney for the Applicant

Dated: October 7, 2015

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