



BOROUGH OF MOUNTAIN SIDE

1385 ROUTE 22
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A G E N D A SEPTEMBER 27, 2016 7:30 p.m.

NEW BUSINESS:

Baboomiam/Fleming, 1197 Foothill Way, aka 333 Short Drive, Block 5.06, Lot 4 – Applicant proposes to install solar panels on the roof of a single-family dwelling. Existing variances include lot width under 100 feet where 98 feet exists, and lot area within 150 feet. New variance includes the solar panels on the roof of a single-family dwelling which is considered an accessory use and structure.

Stapleton, about to reside at 1264 Virginia Avenue, Block 16.10, Lot 6 – Applicant proposes to install an air conditioning unit in the side yard setback of a single-family dwelling. Existing variances include side yard under 10.1 feet where 9.5 feet exists, lot area under 15,000 square feet where 14,968 square feet exists, foundation area over 15 percent where 16.1 percent exists, floor area ratio over 22.5 percent, lot area within 150 feet, driveway in the side yard, and a carport which is prohibited. New variances include lot coverage over 30 percent where 33.4 percent is proposed and A/C unit in the side yard under 10.1 feet where 5 feet is proposed.

Gabriel, about to reside at 867 Standish Avenue, Block 12, Lot 4 – Applicant proposes to construct an addition in the side yard on a non-conforming lot. Existing variances include lot area under 15,000 square feet where 13,193 square feet exists, lot width under 100 feet where 95 feet exists, lot area within 150 feet. New variances include foundation area over 15 percent where 15.9 percent is proposed, and floor area ratio over 22.5 percent where 23.8 percent is proposed.

Rodriguez, about to reside at 227 Summit Road, Block 5.20, Lot 23 – Applicant proposes to construct an addition onto a single-family dwelling. Existing variances include lot width under 100 feet where 94.8 feet exists, and lot area within 150 feet. A new variance includes front yard under 30 feet where 15.9 feet is proposed.

Bovella's 22 Real Estate Group LLC, 1085 Route 22, Block 23.03, Lot 15 – Applicants are proposing a site plan and change of tenancy for a bakery and restaurant in the Limited Industrial Zone. Existing variance includes lot width-200 feet on Rout 22 where 196 feet exists. New variances include a use variance, retail sales, front yard under 50 feet on Route 22 where 40 feet is proposed, lot coverage over 75 percent where 87.1 percent is proposed (reduced), front yard parking, insufficient loading zone, insufficient trash enclosure, parking in the side yard setback, and insufficient parking spaces.

MEMORIALIZATION:

Board of Adjustment:

Aranjo, Klimas, McClosky, 1254 Route 22, Block 16.01, Lot 48, 1257 Poplar Avenue, Block 16.01, Lot 11 and 1251 Poplar Avenue, Block 16.01, Lot 12 – Major three-lot subdivision for transfer of property from Block 16.02 (16.A), Lots 11 and 12 to Lot 48. Existing variances include Lot 48 – front yard under 30 feet where 20.01 feet exists, lot width under 200 feet where 163.02 feet exists, ground floor under 4,000 square feet where 1,998 square feet exists, insufficient parking, front yard parking, and an existing shed in the rear yard. Lot 11 – existing width under 100 feet where 95 feet exists, existing lot area within 150 feet, and existing driveway in side yard with a 2.6 foot setback, where 110 feet is required. Lot 12 – existing lot width under 100 feet where 76 feet exists, and existing lot area within 150 feet exists. New variance includes lot area under 26,000 square feet on Lot 48 where 24,238 square feet is proposed.

The next meeting will be held on October 25, 2016 at 7:30 p.m.

NOTE: THE NOVEMBER MEETING WILL BE HELD ON TUESDAY, NOVEMBER 29TH AT 7:30 PM.