

**AGENDA FOR MEETING OF THE BOARD OF ADJUSTMENT  
WEDNESDAY, August 21, 2024 – 7:30 p.m.  
205 Claremont Avenue, Montclair, NJ 07042**

This meeting will be televised live on **TV34** and **Montclair Government YouTube**. To speak on an agenda item, you must appear in person.

1. **Call to Order.** Reading of the New Jersey Open Public Meetings Notice.
2. **Roll Call**
3. **Approval of Minutes:** August 7, 2024
4. **Resolutions**
  - a. **App. 2885: 41 Prospect Avenue (Adam Weinstein)** Block 405, Lot 23. *Carport and garage addition bulk variance.*
  - b. **App. 2891: 274 Park Street (Jay Turner/Alexandra Leale)** Block 2503, Lot 12. *Rear addition bulk variance.*
  - c. **App. 2881: 86 Mission Street (Grace Pointe 7<sup>th</sup> Day Adventist Church)** Block 4107, Lot 2. *Minor site plan and conditional use variance.*
  - d. **App. 2888: 315 Claremont Avenue (Stuart Ball, LLC)** Block 1507, Lot 17. *Site plan and use variance for additional dwelling unit and expanded parking.*
5. **Old Business**
6. **New Business**
  - a. **App. 2889: 204 Claremont Avenue (Montclair Dental Spa LLC)** Block 2310, Lot 6. *Amended site plan to convert second floor dwelling unit to office.*
  - b. **App. 2892: 151 Forest Street (Montclair Cooperative School)** Block 3307, Lot 29. *Use variance to convert office space to a classroom.*
  - c. **App. 2894: 28 Mountainside Park Terrace (Mustafa Abadan & Susan Brady Abadan)** Block 901, Lot 3. *Bulk variance for breezeway and swimming pool.*
  - d. **App. 2900: 50 Church Street (The Art of Rain LLC)** Block 2206, Lot 1. *Use variance for tattoo studio.*
7. **Adjournment**