



Township of Montclair 205 Claremont Avenue Montclair, NJ 07042 tel: 973-509-4954 fax: 973-509-4943

**AGENDA FOR MEETING OF THE BOARD OF ADJUSTMENT
WEDNESDAY, October 21, 2026 – 7:00 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. Announcements**
 - a. **Application Withdrawn:** [App. 2986: 89 High Street – Thomas George Lwin Reid & Melissa Kaur Chima Reid](#). Block 2903, Lot 36. *Addition of barrel sauna and deck in the front yard.*
- 3. Roll Call**
- 4. Approval of Minutes:** September 16, 2026
- 5. Resolutions**
 - a. [App. 2974: 83 Plymouth Street – Erick V. and Jody R. Bronner](#). Block 1303, Lot 17. *Rear yard setback variance for garden cage accessory structure.*
 - b. [App. 2982: 104 Undercliff Road – 104 Undercliff Road LLC, Igor Pelovksi](#). Block 102, Lot 5.01. *Installation of raised plunge pool and patio at rear of dwelling.*
- 6. Old Business**
- 7. New Business**
 - a. [App. 2976: 95 South Mountain Avenue – Rashmi Sharma](#). Block 1301, Lot 30 and 31. *Construction of new detached garage on Lot 30.*
 - b. [App. 2977: 150-152 Forest Street – Contexto LLC](#). Block 3302, Lot 10. *Use variance to operate children's bookstore and learning center.*
 - c. [App. 2980: 18 Miller Street – Homes of Montclair Ecumenical Corp](#). Block 3112, Lot 5. *Construction of new two-family home.*
- 8. Adjournment**