

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REORGANIZATIONAL & REGULAR MEETING
JANUARY 27, 2026 – 7:30 p.m.**
Borough of Mountainside Municipal Building
1385 Route 22 East, Mountainside, NJ 07092

Notice of this meeting has been given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice has been posted on the Borough website, at Borough hall, and has been given to *The Courier News, The Star Ledger, The Westfield Leader, and The Local Source*. The following is the agenda to the extent known:

REORGANIZATION

1. CALL TO ORDER / OPEN PUBLIC MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. OATHS OF OFFICE
4. ROLL CALL
5. ELECTION OF OFFICERS
 - Chairperson
 - Vice Chairperson
6. RESOLUTIONS/APPOINTMENTS
 - RESOLUTION PB 26-R1 Appointment of Board Professionals
 - RESOLUTION PB 26-R2 Annual Meeting Dates
 - RESOLUTION PB 26-R3 Official Newspapers
 - RESOLUTION PB 26-R4 Appointment of Board Secretary
 - RESOLUTION PB 26-R5 Appointment of Recording Secretary
7. SWEARING IN OF JOHN CHADWICK
8. CHAIRMAN'S ANNUAL REPORT-2025
 - RESOLUTION PB 26-R6 Annual Report

ADJOURN TO REGULAR MEETING

9. MINUTES
Regular Meeting Minutes, December 18, 2025
10. Resolution PB 25-R7
CASE NO.: 25-17; SELA REALTY, LLC
1140 RT. 22 and 1148 RT. 22
BK: 5.20 LT: 34 and 35
Approved: 12/18/25

11. Resolution PB 25-R8
CASE NO.: 25-18; BAIRINENI
2 Westover Ct
BK: 22.01 LT: 25.02
ZONE: R2
Approved: 12/18/25

****BOARD OF ADJUSTMENT****

12. CASE NO.: 26-01: OLIVEIRA
1238 BEECH AVE
BK: 21 LT: 16.01

SUMMARY: The applicant seeks approval to convert an existing storage room located above the garage into two bedrooms. No expansion of the building footprint is needed. The applicant seeks approval for any additional relief that may be required from the board.

13. CASE NO.: 25-12; TREPFIH LOSB, SHEFFIELD LLC
270 SHEFFIELD ST
BK: 7.13 L: 23 ZONE: L1

SUMMARY: Applicant is proposing parking improvements which include new handicap accessible spaces and striping. The Applicant proposes to utilize 60 striped parking spaces for vehicle parking associated with an off-site use. The Applicant is seeking the following relief: providing 121 parking spaces whereas a minimum of 167 spaces are required in the L-I Zone based on the total square footage of the existing building, to permit commercial storage of new or used motor vehicles, and to permit a 15-foot-wide drive aisle adjacent to existing 60° angled parking spaces along building whereas an 18-foot-wide drive aisle is required.

The applicant seeks relief for not providing compliant lighting in parking areas, for not providing fully compliant screening of parking areas adjacent to residential uses, and to permit parking in a front yard for existing parking spaces and proposed handicap spaces.

14. CASE NO.: 26-02; SITE ONE LANDSCAPE SUPPLY, LLC
237 SHEFFIELD STREET
BK: 7.04 L: 4

SUMMARY: The applicant seeks approval for d1 variance relief and other relief as the Board or its consultants deems necessary, to permit an outdoor storage area use on the eastern side of the existing building on that certain real property located at 237 Sheffield Street, Mountainside, New Jersey, and formally identified as Block 7.04, Lot 4 on the Borough's tax map.

15. ADJOURNMENT