

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD AGENDA  
REGULAR MEETING**

**OCTOBER 28, 2025 – 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 Westfield Leader, and The Local Source*. The following is the agenda to the extent known:

1. CALL TO ORDER / OPEN PUBLIC MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES  
Regular Meeting Minutes, September 30, 2025
5. RESOLUTIONS

Resolution PB 25-R20  
CASE NO.: 25-08; TRIARSI  
162 MOUNTAINVIEW DR  
BK: 10.04 L: 7  
ZONE: R2  
Approved: 08/26/2025

**\*\*PLANNING BOARD\*\***

6. CASE NO.: 25-11; SOROCCA  
500 SUMMIT RD  
BK: 7 L: 1

SUMMARY: The applicant proposes a development that involves and requires the granting of relief from the following requirements so as to permit soil disturbance greater than 5,000 sq ft, retaining wall height of 7', where 6' maximum is permitted, and any additional relief that may be required from the board.

**\*\*BOARD OF ADJUSTMENT\*\***

7. CASE NO.: 25-10; DAVID  
322 CENTRAL AVE  
BK: 5.06 L: 10  
ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: Pool installation which requires seeking relief for coverage where 30% is permitted and any additional relief that may be required from the board.

8. CASE NO.: 25-12; TREPFIIL 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.

9. ADJOURNMENT

The next meeting of the Planning Board is scheduled for **NOVEMBER 24, 2025 at 7:30PM.**