

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

MAY 26, 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:

1. CALL TO ORDER / OPEN PUBLIC MEETINGS ACT NOTICE
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. MINUTES
Regular Meeting Minutes, April 28, 2026
5. Resolution PB 26-R8
CASE NO.: 25-12: TREPFIIL LOSB, SHEFFIELD LLC
270 Sheffield Street
BK: 7.13 LT: 23
Denied 04/28/2026

****BOARD OF ADJUSTMENT****

6. 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.

7. CASE NO.: 26-05; SUMMIT CONSULTING GROUP
1128 SPRUCE DRIVE
BK: 5.20 L: 24.01
ZONE: R2

SUMMARY: The applicant is seeking use variance and site plan approval to construct a two-story mixed-use recreation and office building at 1128 Spruce Drive within the L-I Limited Industrial Zone District. The proposed building footprint is approximately 19,808 square feet. Twenty-four (24) parking spaces are proposed in the front yard. Variances are required for mixed use (office and recreation), front yard parking, insufficient parking, building height in excess of 35 feet, insufficient front yard setback under 30 feet, excessive foundation area over 35%, new sidewalk in side yard setback and insufficient buffer adjacent to residential properties.:

8. ADJOURNMENT

Next meeting is Tuesday, June 23, 2026