

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

APRIL 28, 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. WELCOME - N'Dela Costley
5. MINUTES
Regular Meeting Minutes, March 24, 2026

****BOARD OF ADJUSTMENT****

6. 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.

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, May 26, 2026