

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

JUNE 23, 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, May 26, 2026

5. Resolution PB 26-02

SITE ONE LANDSCAPE SUPPLY, LLC
237 SHEFFIELD STREET
BK: 7.04 L: 4

SUMMARY: The applicant sought 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.

****PLANNING BOARD****

6. CASE NO.: 26-07: SWAGELOK (IMAGE ONE INDUSTRIES)

1181 Globe Avenue
BK: 23 LT: 27

SUMMARY: Applicant seeks approval for the installation of a monument sign 18 sq. ft.

7. CASE NO.: 26-09: SEAN WESSEL

273 Woodacres Court
BK: 3.04 LT: 6

SUMMARY: Applicant seeks approval for the installation of an in-ground pool, patio and 11,392 sq. ft. site grading. Soil moving site plan appearance required.

8. CASE NO.: 26-10: MYKOLA PETRUSENKO

1132 CORRINNE TERRACE
BK: 5.19 LT: 13

SUMMARY: Applicant seeks approval for soil moving for the construction of a new single-family dwelling. C Variances required for lot area under 15,000 sq. ft., lot width under 100 ft., lot coverage over 30%, lot area within 150 ft. and increase in floor area by 50%.

9. CASE NO.: 26-12 BOROUGH PARK

SUMMARY: The proposed project consists of athletic field improvements to the Beechwood School athletic field. The project entails regrading of the athletic field, construction of retaining walls and fencing, installation of an irrigation system, minor drainage improvements and re-establishment of athletic field natural turf.

****BOARD OF ADJUSTMENT****

10. CASE NO.: 26-08: BRENT FORCE

1256 VIRGINIA AVENUE

BK: 16.10 LT: 1.02

SUMMARY: Applicant seeks approval for the construction of a roofed pavilion with a raised patio underneath, 16'x34' in ground swimming pool, associated patios and outdoor living space. C Variance relief for ground projections of 7.2% where 3.75% is allowed and exceeding max lot coverage at 37.1% where 30% is allowed.

11. CASE NO.: 26-06: MOSAICO CAFÉ

1072 ROUTE 22 WEST

BK: 7.04 LT: 13; BK 7.01, LOT 12

SUMMARY: The applicant seeks approval for D² Variance relief for an expansion of a nonconforming use and structure and other relief as the Board or its consultants deems necessary, to permit the modification of a temporary outer wall to a permanent enclosure of restaurant. C Variance required for digital signage. Preliminary and Final Site Plan approval required.

12. ADJOURNMENT

Next meeting is Tuesday, July 28, 2026, 7:30 p.m.