

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REORGANIZATIONAL & REGULAR MEETING
FEBRUARY 24, 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. ROLL CALL
4. MINUTES
Regular Meeting and Re-organization Minutes, January 27, 2026
5. Resolution PB 26-R7
CASE NO.: 26-01: OLIVEIRA
1238 BEECH AVE
BK: 21 LT: 16.01
Approved 01/27/2026

**** PLANNING BOARD ****

6. CASE NO.: 26-03; MOUNTAINSIDE COMMON
90 NEW PROVIDENCE RD & 903 MOUNTAIN AVE
BK: 14 L: 15.01 & 15.03

SUMMARY: The proposed project consists of improvements to an existing municipal open space and includes, but is not limited to, the creation of a centrally connected public park featuring pedestrian walking paths designed to allow for looping and cross-park circulation, multiple park entrances from New Providence Road and Mountain Avenue, and landscaped green spaces for passive recreation. Additional proposed improvements include a rectangular pavilion, seating areas with benches, picnic and chess activity areas, and a designated holiday tree area. The project also includes new signage elements, including a decorative brick sign wall with bluestone cap and mounted "Mountainside" lettering, as well as complementary architectural features throughout the park.

The perimeter of the park is proposed to be enclosed with decorative fencing and brick entrance pillars, with existing retaining walls to remain and be repaired or restored as needed. Pathway materials may include permeable pavers, gravel, or concrete.

****BOARD OF ADJUSTMENT****

7. CASE NO.: 26-04; COOPER
1347 STONY BROOK LANE
BK: 15.02 L: 22
ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: a variance for lot coverage of the dwelling, where the ordinance allows for 15% lot coverage which is 1,488.38 square feet, and 16.73%, which is 1,660 square feet, is sought in order to construct an addition of a family room to the existing house 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.

***** THE FOLLOWING CASE HAS BEEN ADJOURNED TO THE MARCH PLANNING BOARD MEETING *****

9. 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.

10. ADJOURNMENT