

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

AUGUST 25, 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, July 28, 2026
5. RESOLUTIONS

CASE NO.: 26-08: BRENT FORCE
1256 VIRGINIA AVENUE
BK: 16.10 LT: 1.02

SUMMARY: Applicant sought 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.

CASE NO.: 26-06: MOSAICO CAFÉ
1072 ROUTE 22 WEST
BK: 7.04 LT: 13; BK 7.01, LOT 12

SUMMARY: The applicant sought 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 granted.

****BOARD OF ADJUSTMENT****

6. CASE NO.: 26-11: ARC OF UNION COUNTY
1181 ROUTE 22
BK. 23 LT. 8

SUMMARY: The applicant seeks approval for D2 Variance relief for an expansion of a nonconforming use and other relief as the Board or its consultants deems necessary, to permit a playground which will help facilitate the provision of the services by the Arc of Union County. Preliminary and Final Site Plan approval required. Soil moving permit is required for disturbance exceeding 5,000 sq. ft.

7. CASE NO.: 26-13 RYAN HANDEL

223 CENTRAL AVENUE

BK. 16.07, LOT 3

ZONE: R2

SUMMARY: The applicant seeks variance relief to construct a porch addition in the required front yard setback at 22' where 30' is required and also to install an AC condenser unit in the front yard setback at 25'.

8. CASE NO.: 26-15: BILL HUMPRIES

1412 CHAPEL HILL ROAD

BK. 4, LOT 17.07

SUMMARY: The applicant seeks approval to relocate 30'x23'-4" Garage with Breezeway. Variance for exceeding ground projections over 3.75%, where 4.6% is proposed and exceeding maximum lot coverage over 30%, where 30.3% is proposed.

9. CASE NO.: 26-16: SCOTT HAHNER

1180 RIDGE DRIVE

BK. 5.04, LOT 24

SUMMARY: The applicant seeks approval to construct a portico in the front yard setback where 30' is required and 25' is proposed.

10. CASE NO.: 26-14 MATTHEW CASTALDO

1153 RIDGE DRIVE

BK. 5.02 LOT 9

SUMMARY: The applicant seeks approval to install an AC Condenser Unit in the required side yard setback where 10.1' is required and 8' is proposed.

11. ADJOURNMENT

Next meeting is Tuesday, September 22, 2026, 7:30 p.m.