BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING
OCTOBER 27, 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, September 22, 2026

RESOLUTIONS

5. CASE NO.: 26-17 JORGE GARCIA
   9 HIGH POINT DR
   BK. 7, LOT 38

   SUMMARY: In the R2 District, the applicant sought approval for soil moving over 5,000 sq. ft. for an addition and an inground pool.

6. CASE NO.: 26-20 TYLER VANDERVALK
   1104 SYLVAN LANE
   BK. 25, LOT 2

   SUMMARY: In the R2 District, the applicant sought approval for soil moving over 5,000 sq. ft. for the construction of a new Single-Family dwelling.

****ADJUSTMENT****

7. CASE NO.: 26-19 UNION PAVING
   1140 GLOBE AVENUE
   BK. 23.03, LOT 8.01
   SUMMARY: In the LI Limited Industrial Zone, the applicant seeks approval for the construction of an 8,100 sq. ft. accessory building and lot consolidation and lot merger. Variance required for exceeding max. lot coverage, exceeding max building height and setback from principal structure.

8. CASE NO.: 26-18 MOVING FORWARD WAREHOUSE
   244 SHEFFIELD STREET
   BK. 7.13 LOT 27

   SUMMARY: In the LI Limited Industrial Zone, the applicant seeks approval for a Change of Tenancy for Warehouse Use with Retail aspect. Variance required for side yard under 5 ft. and lot coverage over 75%. **Applicant requested an adjournment.**

9. 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. **Carried to November 24, 2026**

10. CASE NO.: 26-21 AMIR K. MIRI
    1075 CHARLES STREET
    BK. 7.13, LOT 2

    SUMMARY: in the R2 District, the applicant seeks approval for the construction of an addition measuring 22'x14' to replace the existing sunroom and deck. Relief requested for Side Yard under 10' 1009 (c)(3), Lot width under 100' 1009 (c)(5), Foundation area over 15% 1009 (c)(6), Lot area within 150' 1009 (c)(5), Front yard coverage 1003 (r) and walkway in side yard 1003 (e)(1)(E).

11. ADJOURNMENT

    Next meeting is Monday, November 23, 2026, 7:30 p.m.