

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING
SEPTEMBER 22, 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, August 25, 2026
5. RESOLUTIONS

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

SUMMARY: The applicant sought 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.

CASE NO.: 26-13 RYAN HANDEL
223 CENTRAL AVENUE
BK. 16.07, LOT 3
ZONE: R2

SUMMARY: The applicant sought 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'.

CASE NO.: 26-15: BILL HUMPRIES
1412 CHAPEL HILL ROAD
BK. 4, LOT 17.07

SUMMARY: The applicant sought 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.

CASE NO.: 26-16: SCOTT HAHNER

1180 RIDGE DRIVE

BK. 5.04, LOT 24

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

CASE NO.: 26-14 MATTHEW CASTALDO

1153 RIDGE DRIVE

BK. 5.02 LOT 9

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

****PLANNING BOARD****

6. CASE NO.: 26-17 JORGE GARCIA

9 HIGH POINT DR

BK. 7, LOT 38

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

7. CASE NO.: 26-20 1104 SYLVAN

1104 SYLVAN LANE

BK. 25, LOT 2

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

8. 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.

****BOARD OF ADJUSTMENT****

9. 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%.

10. 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 October 27, 2026**

11. ADJOURNMENT

Next meeting is Tuesday, October 27, 2026, 7:30 p.m.