BOROUGH OF MOUNTAINSIDE
PLANNING BOARD AGENDA
REGULAR MEETING
NOVEMBER 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, October 27, 2026

RESOLUTIONS

5. CASE NO.: 26-19 UNION PAVING
   1140 GLOBE AVENUE
   BK. 23.03, LOT 8.01

   SUMMARY: In the LI Limited Industrial Zone, the applicant sought 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.

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

   SUMMARY: In the R2 District, the applicant sought 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).

****PLANNING****

7. CASE NO.: 26-25 HOMES BY DAVID S
   1638 NOTTINGHAM WAY
   BK: 3.18 L: 72
   ZONE R2

SUMMARY: The applicant is seeking approval for the construction of a 1,772 sq. ft. addition on the existing Single-Family Dwelling to create a Five Bedroom Home, including a bedroom in the basement. Soil disturbance over 5,000 sq. ft. Soil Moving Permit Required. No variances are required.

****ADJUSTMENT****

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%. **Application adjourned September 22, 2026 & October 27, 2026.**

9. CASE NO.: 26-24 WYATT BOHM
   257 EVERGREEN COURT
   BK. 15.09 L: 17
   ZONE R2

   SUMMARY: The applicant is seeking to construct a front covered porch addition, second floor addition on the existing structure in the front and a two-story addition in the rear with a new deck and stairs and the installation of a new generator and two condenser units and to remove the existing rear walkway and expand the patio. The proposed additions are in the required setbacks. Variances required for front yard under 30 ft. 1009(c)(2); rear yard under 30 ft. 1009(c)(4); lot area under 15,000 sq. ft. 1009(c)(5) and lot area within 150 ft. 1009(c)(5).

10. ADJOURNMENT

    Next meeting is Thursday December 17, 2026, 7:30 p.m.