

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
JOHN TOMAINE, CHAIRMAN**

Reorganizational & Regular Meeting [Virtual]

January 26, 2021

OFFICIAL MINUTES

Adopted 2/23/21

Chairman John Tomaine called the reorganizational and regular meeting to order at 7:00 pm. Board Members Present were Mr. Michael Disko, PE, Board Engineer, Mayor Paul Mirabelli, Councilman Steve Matejek, Mr. Ted Zawislak Mr. Todd Garran, Mr. Thomas Parker, Mr. Steve Matlin, Mr. Thomas Jakositz, Ms. Karen Dillon and Mr. Victor Kostin. Also present were Vincent K. Loughlin, Esq., Board Attorney, John T. Chadwick, PP, Board Planner, Theresa Snyder, Board Clerk and Matthew DeAnna, Technical Coordinator.

Chairman Tomaine read the statement indicating the meeting was being conducted according to the Sunshine Law, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. He then led the flag salute to the American flag.

The following board members took the oath of office:

Karen Dillon
Todd Garran
Victor Kostin
Steven Matejek
Ted Zawislak

Ms. Snyder acted as Chair Pro Tem.

ROLL CALL

ELECTION OF OFFICERS

Ms. Snyder took nominations for Chairperson. Mr. Zawislak nominated Mr. Tomaine which was seconded by Mr. Jakositz. With there being no other nominations for Chair, nominations were closed. The Board voted in favor of Mr. Tomaine.

Mr. Disko nominated Mr. Zawislak for Vice Chair which was seconded by Mr. Kostin. With there being no other nominations for Vice Chair, nominations were closed. The Board voted in favor of Mr. Zawislak.

RESOLUTIONS/APPOINTMENTS

RESOLUTION PB 21-R1 Appointment of Board Professionals

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board appointed Mr. Vince Loughlin, Esq. to Board Attorney based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,
Councilman Matejek, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent:

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board appointed Mr. Mike Disko, PE to Board Engineer based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,
Councilman Matejek, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent:

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board appointed Mr. John Chadwick, PP as Board Planner based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,
Councilman Matejek, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent:

Mr. Chadwick was sworn in to give testimony throughout the calendar year of 2021.

RESOLUTION PB 21-R2 Annual Meeting Dates

On motion by Mr. Zawislak, seconded by Mr. Kostin, the Board adopted the 2021 meeting dates based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,
Councilman Matejek, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent:

RESOLUTION PB 21-R3 Official Newspapers

On motion by Mr. Zawislak, seconded by Mr. Parker, the Board adopted newspapers for 2021 based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,
Councilman Matejek, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent:

CHAIRMAN'S ANNUAL REPORT-2020

Chairman Tomaine presented the 2020 Annual Report.

RESOLUTION PB 21-R4 Annual Report

On motion by Mr. Zawislak, seconded by Mayor Mirabelli, the Board unanimously accepted the annual report.

ADJOURN TO REGULAR MEETING

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Regular Meeting Minutes for December 17, 2020, as amended, were adopted and carried on voice vote with Mr. Kostin abstaining.

DISCUSSION

Mr. Loughlin informed the board that there were some items that needed correction on the Mosaico resolution. He said they could be done administratively, and he had provided the board with a revised copy of the changes. The board was in favor of the changes.

RESOLUTION PB 21-R5

CASE NO.: 20-25; MAXWELL

614 SHERWOOD PARKWAY

BK: 21 LT: 26

Represented By: Joshua Koodray, Esq.

B ZONE

Approved 12/17/20

On motion by Mr. Zawislak, seconded by Mr. Matlin, the resolution approving the application with conditions was memorialized based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Mr. Zawislak, Mr. Garran,
Mr. Parker, Mr. Matlin and Ms. Dillon

Nays:
Not Eligible: Chairman Tomaine, Mr. Jakositz and Mr. Kostin

Abstain:

Absent:

RESOLUTION PB 21-R6

CASE NO.: BA 20-27; BOVELLA’S BAKERY CAFÉ

ADDRESS: 1085 RT. 22 EAST

BLOCK: 23.03 LOT: 15

Represented By: Joshua Koodray, Esq.

LI ZONE

Approved 12/17/20

On motion by Mr. Garran, seconded by Mr. Zawislak, the resolution approving the application with conditions was memorialized based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Mr. Zawislak, Mr. Garran,
Mr. Parker and Mr. Jakositz

Nays:
Not Eligible: Chairman Tomaine, Mr. Matlin, Ms. Dillon and Mr. Kostin

Abstain:

Absent:

RESOLUTION PB 21-R7

CASE NO.: BA 20-24; WESSEL

1354 WOOD VALLEY ROAD

BK: 15.02 LT: 3

Represented By: Derek W. Orth, Esq.

R-2 ZONE

Denied: 12/17/20

On motion by Mr. Garran, seconded by Mr. Zawislak, the resolution denying the application was memorialized based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine and Mr. Zawislak,

Nays:
Not Eligible: Mr. Garran, Mr. Parker, Mr. Matlin, Mr. Jakositz,
Ms. Dillon and Mr. Kostin

Abstain:

Absent:

ADJOURN

The Board unanimously voted to adjourn the meeting at 7:34 p.m.

Respectfully Submitted,



Theresa Snyder
Board Clerk