



**Borough of Mountainside**  
1385 Route 22 Mountainside NJ 07092

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

**Regular Meeting Minutes  
August 22, 2023**

Chairman Tomaine called the regular meeting to order at 7:30 pm. He then led the flag salute to the American flag.

Notice of this meeting was given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice was posted on the Borough website, at Borough hall, and was given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*.

**ROLL CALL**

Mike Disko, P.E.  
John Tomaine, Chairman  
Steve Matlin, Vice-Chairman  
Mayor Mirabelli (absent)  
Councilman Matejek (absent)  
Ted Zawislak  
Todd Garran (absent)

Thomas Jakositz  
Karen Dillon (Absent)  
Victor Kostin, Alt. #1 (Absent)  
Mark Gioioso, Alt. #2  
Vincent K. Loughlin, Esq.,  
John T. Chadwick, IV, PP  
Kristine Moran, Recording Clerk

**MINUTES**

On motion by Mr. Zawislak, seconded by Mr. Jakositz, Regular Meeting Minutes for July 25, 2023, were adopted based on the following roll call vote:

**Roll Call:**

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin,  
Mr. Jakositz, and Mr. Gioioso  
Nays:  
Not Eligible:  
Abstain:  
Absent: Mr. Garran, Ms. Dillon

## RESOLUTIONS

RESOLUTION PB-23-09 PATEL  
CASE NO: 23-09  
294 Garrett Road  
BK: 15.12 Lot 21  
Approved: 07/25/2023

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

### Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz,  
and Mr. Gioisos  
Nays:  
Not Eligible: Ms. Dillon  
Abstain:  
Absent: Mr. Garran

Chairman Tomaine advised that Applicant Ramos has requested, thru the land use administrator, for another adjournment until the September meeting. There was no opposition to the request. The land use administrator is to advise applicant Ramos that the adjournment is granted subject to agreeing to extend the time that the Board must act on the application until that date. No new notice will be required unless they are amending their application and/or adding additional requests.

### \*\*PLANNING BOARD\*\*

CASE: 23-10 CHIP AND BIRDIES  
187 MILL LANE  
BK: 23.03 LT: 36  
LI ZONE – ZONING REVIEW 6181  
Change of Tenancy

Eric Alvarez of Brach Eichler LLC on behalf of applicant Chip & Birdies LLC. The owner is Ms. Lauren Wakefield. Mr. Alvarez advised they are seeking a change of tenancy approval for the Chip & Birdies Recreational business at 187 Mill Lane, Mountainside, NJ. Chip & Birdies is an indoor virtual golf simulator business.

Philip Abramson having a business at 60 Union Street, Newark, NJ, licensed planner, was sworn in to testify. He gave his credentials as a licensed certified planner and was accepted by the Board as an expert witness.

The space is to be utilized as a virtual golf simulator training facility. The previous space used as a call center for the Star Ledger.

No substantial changes to the building other than minor exterior signage and a little bit of lighting. Mr. Abramson submitted 3 photos that he took on Saturday, August 19, 2023 were entered as Exhibit A-1 to give the board an idea of the area being discussed.

Parking is sufficient for the use.

Lauren Wakefield, having a business address of 187 Mill Lane, Suite 102, Mountainside, NJ 07092 was sworn in to testify. She stated her credentials and is the owner of Chip and Birdies. The business hours are to be Monday – Sunday 9am – 9 pm. There will be 4 private golf rooms. The maximum occupancy is at 16 individuals, inclusive of the employees. The private golf rooms are booked in advance thru the website but will accept walk ins. She advised they anticipate 90% of the bookings will be in advance. There will also be memberships offered. 10 parking spaces are secured thru the lease with the land owner. Ms. Wakefield advised she will be putting gooseneck lighting over the two signs to be affixed to the building which they are looking to get approved. No food or drinks will be offered other than a water station and possibly complimentary coffee if permissible. No other activities except for golf will be at this facility. Rooms are booked in one-hour increments.

Chairman Tomaine opened discussion to the public with questions for Ms. Wakefield. There were none.

Scott Seidel, having a business address of 1020 Johnson Drive, Watchung, NJ, is the landlord representative and the Property Manager of 187 Mill Lane, Mountainside, NJ was sworn in to testify. Mr. Seidel described the current building and the current tenants. Mr. Seidel confirmed that the parking is sufficient for Chip & Birdies purpose. He also advised that the parking lot is available to Chip & Birdies after normal business hours of the other tenants. Borough engineer report states that there need to be 2 ADA parking spaces and all parking spaces need to be re-stripped. Mr. Seidel confirmed that items 7 & 12 of the letter will be taken care of.

Chairman Tomaine opened the hearing to the public for questions.

Mr. Abramson gave his summation.

Chairman Tomaine concluded the presentation of the application and Board discussion.

On motion by Mr. Matlin, seconded by Mr. Zawislak, the Board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz,  
Mr. Gioioso

Nays:

Not Eligible:

Abstain:

Absent:

**\*\* BOARD OF ADJUSTMENT \*\***

CASE: 23-07 BHANDARI  
1054 Belair Court  
BK: 7.03 Lot 4.01  
R2 ZONE – ZONING REVIEW 6099

Mr. & Mrs. Bhandari, residing at 1054 Belair Court, Mountainside, NJ. remain under oath. Mr. Bhandari advised that previously there were comments that the numbers reported were not correct. It turned out that the architect had assumed they had a finished basement which resulted in escalated numbers. They have corrected the numbers and the revised papers were submitted.

The engineers review indicates there are 7 variances involved in the application.

Mr. Disko pointed out that the application is for a 65 sq. foot additional to the front of the house which triggers a nominal increase in the FAR, nominal increase in the front yard setback, a nominal increase in the foundation area and a nominal increase in the lot coverage and ground protection.

Floor area ratio is now at 27.2% which is a 0.4% FAR increase.

The increase in front yard setback is due to a 5 ft porch enclosure. It's massing in the front yard setback, matching the current roof line. That area is then transposing on the foundation and the FAR.

There is currently a deck and they are looking to make the deck a little longer. Deck is currently about 30 ft and looking to extend to 50 ft. The ground projection variance is triggered because the above grade surface counts as lot coverage and ground project but there is not a significant differentiation of lot coverage because of the existing at grade patio.

Chairman Tomaine asked for any audience comments or questions. Concluded the presentation of application and moved to Board discussion.

On motion by Mr. Zawislak, seconded by Mr. Jakositz, the Board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes:	Mr. Disko, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Mr. Gioioso
Nays:	Chairman Tomaine
Not Eligible:	
Abstain:	
Absent:	

CASE: 23-06 MENESIS  
1368 Route 22  
BK: 15.09 LT: 1  
R2 ZONE - ZONING REVIEW 6179

For Minimum Front Yard: Evergreen Ct. 30" Required, 0.64' provided – no change to existing condition. The applicant is also seeking relief from design standards location of the parking area.

Mr. Alan Barkin with Schwartz, Barkin & Mitchell representing the applicant. They are looking for 3 bulk variances which are all existing. They are eliminating an existing 4<sup>th</sup> bulk variance. There is no intensification of any of the existing bulk variances.

Adnan Khan, with a business address of 150 River Road, Suite B3, Montville, NJ was sworn in to testify. Mr. Khan gave his education and experience credentials as an engineer and was accepted by the Board as an expert witness. Mr. Khan described the property using the plans previously submitted.

This is a residential home that is on a corner lot of Route 22 West and Evergreen lane.

Mr. Matlin inquired if there is any impact on the line of vision from Route 22 and Evergreen and was advised there is not. There was concern about the landscape plan. Mr. Barkin advised the applicant would submit a final landscape plan that would be satisfactory to the board.

Mr. Disko voiced concern about the one parking space being too close to the property line which was previously at 5 ft and is now at 3 ft. Applicant agrees to eliminate the fourth parking space which would then be in compliance of 10 ft from property line.

Christopher Zehnder, Architect and Professional Planner with a business address of 215 Jefferson Ave, Elizabeth, NJ was sworn in to testify. He gave his credentials and confirmed his licenses are in good standing. Mr. Zehnder referred to plans previously submitted to the Board.

Chairman Tomaine opened the floor to questions from the public of which there were none.

Mr. Barkin summarized the presentation. Chairman Tomaine concluded the hearing of the application and moved to Board discussion.

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin,  
Mr. Jakositz, Mr. Gioioso

Nays:  
Not Eligible:  
Abstain:  
Absent:

CASE: 23-11 COSCIA  
216 OAK TREE  
BK: 15.11 LT: 11  
R2 ZONE – ZONING REVIEW 6207

Joe Coscia and Melissa Coscia, applicants were sworn in to give testimony. Proposing a 20 x 20 two story addition on the rear of the home – eating area/seating area from the kitchen and a second-floor master bedroom suite. Additionally, looking to finish the area below the addition for a laundry room, family room and a bathroom as well as a covered front porch. In total this will be adding 1800 sq. ft. to the home. The addition triggers the need for a variance for the foundation, floor area ratio, rear yard setback.

Mr. Disko advised that the FAR discounts basements.

Chairman Tomaine opened the floor to questions from the public of which there were none.

Chairman Tomaine concluded the hearing and moved to Board discussion.

On motion by Mr. Zawislak, seconded by Mr. Jakositz, the Board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin,  
Mr. Jakositz, Mr. Gioioso  
Nays:  
Not Eligible:  
Abstain:  
Absent:

CASE: 23- 13 DOYLE  
1175 WYCHWOOD LANE  
BK: 22.02 LT: 33  
R2 ZONE – ZONING REVIEW 6203

Michael Moritz, Architect, was sworn in to give testimony. He gave his credentials and was accepted by the Board as an expert witness. The applicant wants to make his home more ADA compliant and easier for him to get around. Want to reorganize the house and add an elevator so Mr. Doyle can get from floor to floor. They are also seeking to add a small porch so Mr. Doyle can greet guests and a small deck so he can go outside and maneuver around the deck.

Entered Exhibit A-1 – before and after photos of house.

Dan Doyle, 1175 Wychwood Road, Mountainside, NJ was sworn in as applicant.

Chairman Tomaine opened the floor to questions from the public of which there were none.

Chairman Tomaine concluded the hearing and moved to Board discussion.

On motion by Mr. Zawislak, seconded by Mr. Disko, the Board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin,  
Mr. Jakositz, Mr. Gioioso

Nays:

Not Eligible:

Abstain:

Absent:

ADJOURN

The Board unanimously voted to adjourn the meeting at 10:15 pm

Respectfully Submitted,



Kristine Moran  
Recording Clerk