



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

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD  
OFFICIAL  
Regular Meeting Minutes  
February 25, 2025**

The regular meeting was called to order at 7:38 pm. Board members and members of the public saluted the American flag.

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.*

**ROLL CALL**

Mike Disko, P.E.  
John Tomaine  
Steve Matlin - Absent  
Mayor Mirabelli - Absent  
Councilwoman Wass  
Ted Zawislak  
Todd Garran

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

**MINUTES**

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes for January 28, 2025, were adopted. All in favor none opposed.

**RESOLUTIONS**

RESOLUTION PB 25-R10  
CASE NO.: 24-21; JAROSZ  
1051 ELSTON DRIVE  
BK: 7.09 L: 23  
Approved for Soil Moving Permit: 1/28/25  
Denied for Driveway Extension Variance: 1/28/25

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

Roll Call:

Ayes: Mr. Disko, Mr. Zawislak, Mr. Garran, Mr. Jakositz, Ms. Dillon and Mr. Gioioso.

Nays:

Not Eligible: Chairman Tomaine

Abstain:

Absent: Mr. Matlin

\*\*PLANNING BOARD\*\*

CASE NO.: 24-16, GMYREK

1541 COLES AVE

BK: 3.11 Lt: 13

ZONE: R1

SUMMARY: Applicant is seeking approval to amended soil disturbance from 22,995 SF to 26,536 SF (3,531 SF net increase in disturbed area).

Natasha Montalvo representing the applicant gave an opening statement.

Steve Parker, Parker Engineering was previously sworn in as a professional Engineer. Mr. Parker gave a summation of the property visit with Mr. Disko.

Modifications based on Mr. Disko's review letter were discussed.

Chairman Tomaine opened the floor to the public for questions of the witness.

Jane Kachmar-Desonne, 1548 Deer Path was sworn in to testify and questioned Mr. Parker on drainage issues and voiced concerns about the water runoff and the impact to her property.

Mr. Parker was asked how long it takes for the berm and rain garden to take effect. Mr. Parker stated that the berm would be effective immediately and the rain garden once the planting are done will be effective immediately and as the plants grow it will continue to improve.

The rain garden is to be about 35 x 35

Gregg Spadaro, Westfield, NJ Landscape Architect was previously sworn in to testify. Mr. Spadaro summarized the rain garden plans and explained the benefits of the rain garden.

Questions from the Board

Questions from the public for this witness

Testimony concerning this application was opened to the public.

Ms. Kachmar-Desonne wished to submit photos starting from June 2022 forward marked as Exhibit O-1. She gave a statement stating she is happy to hear about the rain garden and berm and is hoping for a positive outcome.

Ms. Montalvo gave a closing summation of the application.

Chairman Tomaine opened for Board Discussion.

Mr. Loughlin reiterated the conditions suggested to the Board.

On a motion by Mr. Zawislak, seconded by Mr. Jakositz to approve the application, the Board denied the application based on the following roll call:

Roll Call:

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

Chairman Tomaine – 10 minute recess

CASE NO.: 24-17; DI BELLA  
1543 DEER PATH  
BK: 3.14 L: 10  
ZONE: R2

SUMMARY: The applicant seeks approval for soil disturbance greater than 5,000 SF

Natasha Montalvo representing the application gave an opening statement.

Joseph Bachi of EKA Associates, 328 Park Ave, Scotch Plains, NJ remains sworn in from the previous hearing. Mr. Bachi gave a summary of the issues they have been working through with Mr. Disko and the revised plans.

Mr. Bachi enters Exhibit A-F-1, environmental soil testing results dated February 21, 2025 into the record.

Mr. Bachi advised that the applicant is requesting that the Board permit him to monitor the trees instead of removing the existing trees. If approved, the applicant would need to report back to Mr. Disko.

Mr. Bachi entered Exhibit A-F-2, a Colorized aerial photo into the record.

Chairman Tomaine opened the floor to questions from the public.

Jeffrey Kestler of 1611 Grouse Lane was sworn in to testify. He entered Exhibit K-1, photos he took which have not been altered.

Ms. Montavlo advised that the hill is stable and they will be filing for a fence permit at a later date, once the stop work order has been lifted.

Mr. Bachi review the soil testing report.

Chairman Tomaine opened the floor to the public for comments.

Matt Wyrdatt of 1612 Grouse Lane was sworn in to testify. Mr. Wyrdatt gave a statement that he has no concerns with any water runoff and is in favor of the application.

Mr. Kestler gave a statement objecting to the application.

Discussions regarding the soil testing results.

Ms. Montalvo gave a closing summation.

John DiBella of 1543 Deer Path was sworn in to testify. Mr. DiBella was asked about the size of the property and testified as to the reasons for his application.

Opened for Board discussion

Mr. Zawislak made a motion to re-open the application for questions to Mr. Kestler, second by Mr. Garran, all in favor.

Mr. Zawislak asked Mr. Kestler how this project affects his property. Mr. Kestler said it doesn't affect anything on the property as far was water, just that he has to look at it and it is unsightly.

Mr. Disko motioned to close the hearing, Mr. Zawislak second all in favor.

Board discussion.

Mr. Zawislak motioned to approve the application, no second, motion denied.

On a motion by Ms. Dillon to deny the application, seconded by Mr. Disko, the Board denied the application based on the following roll call:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Councilwoman Wass, Mr. Zawislak, Mr. Jakositz, Ms. Dillon and Mr. Gioioso

Nays:

Not Eligible:

Abstain: Mr. Garran

Absent: Mr. Matlin

CASE NO.:25-02; BRADFORD  
581 HILLSIDE AVENUE  
BK: 11 L:4.04  
ZONE: R2

SUMMARY: The applicant seeks approval for soil disturbance greater than 5,000 SF and any additional relief that may be required for the development of a new single-family home.

Lawrence Branford and Keysha Bradford, applicants, were sworn in to testify. Mr. Bradford gave an opening statement.

Joseph Bachi, EKA Associates, 328 Park Ave, Scotch Plains, NJ was sworn in to testify as a professional engineer. Mr. Bachi gave an overview of the application.

Questions from the Board

Questions from the public.

Patricia Renner of 737 Hillside Avenue was sworn in to testify. Asked if there would be improvements to the gravel driveway.

James Domenick of was sworn in to testify. He asked how they plan to handle the drainage.

Jess Domenick 135 Wild Hedge Lane was sworn in to testify. Voiced concerns about water conditions during the build phase.

Mr. Bachi gave a closing statement.

Chairman Tomaine opened the floor for public testimony and/or comments.

Andrew Glenn 579 Hillside Avenue. He gave a statement in support of the application. He just asks that they stick to the fewest number of trees that need to be removed to build the house.

Patricia Renner voiced her concern about the noise from the gravel driveway.

Board discussion

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Councilwoman Wass, Mr. Zawislak, Mr. Garran, Mr. Jakositz Ms. Dillon and Mr. Gioioso

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin

CASE NO.: 24-24; PATEL  
6 FAR VIEW DRIVE  
BK: 3.14 L: 3 and 4  
ZONE: R1  
ZONING REVIEW 6711

**SUMMARY:** The applicant seeks approval of a Variance Plan with Bulk "C" Variances and Soil Moving Permit in connection with the property located at 2 & 6 Far View Drive, Mountainside, NJ, formally identified as Block 3.14, Lots 3 & 4 on the Tax Maps. The Applicant is seeking to renovate the existing single-family residence, remove the existing shed and deck, and construct an addition to the first and second floor by adding a covered outdoor patio and 1 additional bedroom.

Applicant is seeking the following variances:

- Minimum Side Yard: required: 13.61 ft, existing and proposed: 10ft;
- Maximum Retaining Wall Height: permitted: 6 ft, proposed: 9. - - - 15 ft;
- Maximum Land Disturbance: permitted: 5,000 SF, proposed: 23,255 SF. The Applicant further seeks any additional deviations, variances, waivers, exceptions, interpretations, de minimis exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans.

Due to a time issue, this case has been carried to the March 25, 2025 meeting.

**ADJOURN:** The Board unanimously voted to adjourn the meeting at 11:05 pm.

Next meeting is March 25, 2025

Respectfully Submitted,

Kristine Moran  
Recording Secretary