



Borough of Mountainside

1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
May 26, 2026**

The regular meeting was called to order at 7:30 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 –
Mayor Mirabelli – Absent
Councilwoman Wass – Absent
Ted Zawislak
Todd Garran -

Thomas Jakositz - Absent
Karen Dillon
Mark Gioioso, Alt. #1
Coady Brown, Alt #2 -
Vincent K. Loughlin, Esq.,
John T. Chadwick, IV, PP
Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes for April 28, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB 25-R12
CASE NO.: 25-12; TREPFIIL LOSB, SHEFFIELD LLC
270 SHEFFIELD ST
BK: 7.13 L: 23 ZONE: L1
DENIED 04/28/2026

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin,
Ms. Dillon

Nays:

Not Eligible:

Absent: Mr. Jakositz

BOARD OF ADJUSTMENT

CASE NO: 26-02; SITE ONE LANDSCAPE SUPPLY, LLC
237 SHEFFIELD STREET
BK 7.04; LT 4

SUMMARY: The applicant seeks approval for d1 variance relief and other relief as the Board or its consultants deems necessary, to permit an outdoor storage area use on the eastern side of the existing building on that certain real property located at 237 Sheffield Street, Mountainside, New Jersey, and formally identified as Block 7.04, Lot 4 on the Borough's tax map.

Marc Policastro, representing the applicant gave an opening statement

Walter Hopkins, WH Engineering with a business address of 257 Monmouth Road, Oakhurst, NJ acknowledged that he remains under oath from January 20206

Mr. Hopkins entered a Variance Plan as Exhibit AM-1 into the record.

Mr. Hopkins gave an overview of the plan.

Chairman Tomaine opened the floor to questions from the public for this witness. There were none.

Jabahr Adams of Site One was sworn in to testify.

Mr. Adams answered questions from the attorney.

Mr. Adams advised that the pipe being stored in the existing container would not fit inside the current dwelling.

Chairman Tomaine opened the floor to questions from the public for this witness. There were none.

Chairman Tomaine opened the floor to questions from the Board of this witness.

Christine Nazzone-Cofone with a business address of 52 Reckless Place, Red Bank, NJ was sworn in to testify. Ms. Nazzone-Cofone gave her credentials and was accepted as an expert witness.

Ms. Nazzone-Cofone gave a statement regarding the application.

Chairman Tomaine opened the floor to questions from the public for this witness. There were none.

Chairman Tomaine opened the floor to questions from the Board of this witness.

Chairman Tomaine asked Mr. Adams back to the podium for Board questions.

Mr. Adams advised that the business hours are 7 am – 4 pm Monday thru Friday, half day on Saturday.

No further questions.

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

Mr. Policastro gave a closing statement.

Mr. Loughlin reviewed the conditions should the application be approved by the Board.

Chairman Tomaine concluded the application and opened it for Board discussion.

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

Roll Call:

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

CASE NO.: 26-05; SUMMIT CONSULTING GROUP
1128 SPRUCE DRIVE
BK: 5.20 L: 24.01
ZONE: L1

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.:

Jay Bohn representing the applicant gave an opening statement regarding the application. Mr. Bohn will have 4 witnesses tonight.

Alex Brito, owner of Summit Consulting Group (applicant) with an address of 237 Briar Lane, Mountainside, NJ was sworn in to testify.

Mr. Brito gave a statement regarding the application. Physical Therapy practice will go from 9 am – 6 pm Monday thru Friday staggered hours and the soccer training will be from 4pm – 9 pm Monday thru Friday on staggered schedules. Not to hold tournaments or games, this is for training only to learn the sport.

The two fields will be approximately 60 feet by 100 feet.

Chairman Tomaine opened the floor to questions from the Public for this witness.

Nicholas Caruso, 1125 Corrine Terrace was sworn in to testify. He questioned Mr. Brito on the application.

Candace Schiano 235 Summit Road was sworn in to testify. She questioned Mr. Brito on the parking.

No further questions for Mr. Brito.

Board took a short recess

Philip Daniele of EKA Associates in Scotch Plains was sworn in to testify. Mr. Daniele gave his credentials and was accepted as a professional engineer.

Mr. Daniele gave an overview of the existing conditions plans and the revised plans dated 4/17/2025, should be 4/17/2026.

Chairman Tomaine opened the floor to questions from the Board for this witness.

Mr. Disko questioned the buffer trees and the fencing.

Chairman Tomaine opened the floor to questions from the public.

Nicholas Caruso remains sworn in to testify. Mr. Caruso entered Borough of Mountainside Resolution 32-2025 into the record as Exhibit C-1.

Mr. Caruso questioned Mr. Daniele on the drainage and parking.

Eastern State Environmental Associates, Inc. letter dated 5/26/2026 was entered into the record as Exhibit A-1

Mr. Disko suggests that the case be adjourned until the July 28, 2026 meeting in order to clarify the wetlands issue.

This application has been adjourned until the July 28, 2026 meeting without further notice.

ADJOURN: The Board unanimously voted to adjourn the meeting at 11:10 PM.

Next meeting is Tuesday, June 23, 2026

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary