



Borough of Mountainside  
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD**

**Regular Meeting Minutes  
July 23, 2024**

The regular meeting was called to order at 7:55 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*. The following is the agenda to the extent known:

ROLL CALL

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

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

MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon and all in favor, the Regular Meeting Minutes for June 25, 2024, were adopted.

RESOLUTIONS

RESOLUTION NO: PB 24-R20  
Case No.: 24-10; WATCHUNG STABLES  
1160 Summit Lane  
BK: 2 L: 4  
Approved: June 25, 2024

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

Roll Call:

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

## BOARD OF ADJUSTMENT

CASE NO.: 24-11, MORALES/HALPERN  
1352/54 Wood Valley  
BK: 15.02 L: 3  
ZONE: R2 ZONING REVIEW: 6483

SUMMARY: Applicant is seeking the following variances: Foundation area of 16.4% whereas 15% is allowed. Lot coverage of 33.7% whereas 30% is allowed. Floor Area Ratio (FAR) of 23.6% whereas 22.5% is allowed. Fence Height of 6'9" whereas 6' is allowed. Shed in rear yard at 4'9".

Zoe Ferguson, Esq. representing the applicant gave an opening statement.

Letter from Mr. Disko regarding the clarification on the dual address issue entered into record as Exhibit B-1

Mr. Jorge Morales, applicant was sworn in to testify. Mr. Morales gave an overview of his family and reasons for moving to Mountainside and the scope of their request. He confirmed that a permit was obtained for the fence that he had installed.

Mr. Disko confirmed that a permit was obtained for the fence.

Patrick Orem, with an address of 15 Morningside Drive, Pennington, NJ was sworn in to testify. He gave his credentials and was accepted as an expert architect. Mr. Orem presented the scope of work for this project.

Chairman Tomaine opened the floor to questions for the Applicant and Architect.

Joe Vigliante 346 Briar Patch, questioned the architect on the reduction he discussed.

Anthony Carannante 1356 Wood Valley Road asked the applicant a question regarding previous violations.

Mr. Morales returned for follow up questions.

Chairman Tomaine opened the floor for public testimony.

Mr. Vigliante was sworn in. He asked Mr. Morales about the drainage as he is now getting water in his basement. Mr. Morales advised that he has a proposal from his landscaper to resolve the drainage issue on both sides of the house.

Mr. Carannante was sworn in to give testimony and voiced his concerns regarding the river rock under the fence as it is causing water to pool in his yard.

Ms. Jessica Halpern, applicant was sworn in to testify. She addressed the drainage issue and how to resolve the issues.

Ms. Ferguson gave closing remarks.

Chairman Tomaine concluded the presentation of the application and comments from the public then opened the floor for Board discussion.

Bifurcating the requests was discussed and after discussion it was concluded that the items overlap, therefore the application needs to be considered as presented.

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

Roll Call:

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

Nays:

Not Eligible:

Absent: Mr. Jakositz, Mr. Kostin

ADJOURN: The Board unanimously voted to adjourn the meeting at 10:05 pm

Next meeting is August 27, 2024

Respectfully Submitted,

Kristine Moran, Recording Secretary