



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

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

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
Councilwoman Wass
Ted Zawislak
Todd Garran

Thomas Jakositz – Absent
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 February 25, 2025, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION 25-R11
CASE NO.:25-02; BRADFORD
581 HILLSIDE AVENUE
BK: 11 L:4.04
ZONE: R2
Approved 2/25/2025

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

Roll Call:

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

RESOLUTION 25-R13
CASE NO.: 24-16, GMYREK
1541 COLES AVE
BK: 3.11 Lt: 13
ZONE: R1
Denied 2/25/2025

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

Roll Call:

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

RESOLUTION 25-R12
CASE NO.: 24-17; DI BELLA
1543 DEER PATH
BK: 3.14 L: 10
ZONE: R2
Denied 2/25/2025

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

Roll Call:

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

PLANNING BOARD

CASE NO.: 25-01; SMW HOLDINGS, LLC
1051 & 1061 Prospect Ave, 461 Summit Rd
BK: 5.01 L: 7,8 & 12
ZONE: R2

SUMMARY: The applicant seeks approval for Preliminary and Final Major Subdivision to rearrange the lot lines in order to subdivide the property into three (3) separate lots (Proposed lots 7.01, 7.02, and 7.03), which is permitted in the R-2 Zone.

***** CASE HAS BEEN ADJOURNED TO THE APRIL 29th, 2025 MEETING *****

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.

Steven Hehl representing the applicant gave an opening statement.

Joseph Bachi, of EKA Associates, 328 Park Ave, Scotch Plains, NJ was sworn in to testify. Mr. Bachi gave his credentials and was accepted as a professional engineer.

Mr. Bachi gave an overview of the application and plans.

Chairman Tomaine opened the floor to the public for questions of the Engineer. No questions.

Greg Blasi, with a business address of 57 Union Place, Summit was sworn in to testify. Mr. Blasi gave his credentials as an architect and was accepted by the Board as a professional architect.

Mr. Blasi gave an overview of the structure.

Chairman Tomaine opened the floor to the public for questions of the architect. No questions.

Gabriel Bailer, 320 North Ave, Cranford, NJ. Mr. Bailer gave his credentials as a planner and was accepted by the Board as a professional planner.

Mr. Bailer gave an overview of the variances requested.

Chairman Tomaine asked how many trees to be removed. Mr. Bachi advised 5 identified trees to be removed.

Chairman Tomaine opened the floor to the public for any questions of the planner. No questions.

Chairman Tomaine opened the floor to the public for comments or testimony – none.

Mr. Hehl gave a closing statement.

Chairman Tomaine asked for Board discussion. Mr. Disko gave an overview of the evolution of the house.

Chairman Tomaine voiced concerns of the 9 foot wall.

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

Roll Call:

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

Councilwoman Wass left the meeting.

CASE NO.:25-03; PANDEY
1301 CEDAR AVENUE
BK: 16.06 L:2
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.

Mr. & Mrs. Pandey of 1284 Poplar Avenue were sworn in to testify as the owners and applicants of the property.

Douglas Miller of AHM Architecture with a business address of 281 Main Street, Millburn, NJ. was sworn in to testify. He gave his credentials and was accepted by the Board as an expert architect.

Mr. Miller gave an overview of the project and advised that they would be eliminating 4 non-conforming setbacks.

Mr. Disko advised the drainage will be improved.

Chairman Tomaine opened the floor to questions from the Board.

Chairman Tomaine opened the floor to questions from the Public. No questions.

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

Roll Call:

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

Mayor Mirabelli left the meeting.

****BOARD OF ADJUSTMENT****

CASE NO.: 25-04; DOYLE
1175 WYCHWOOD ROAD
BK: 22.02 L: 33
ZONE: R2

SUMMARY: The applicant seeks approval for the addition and alteration of a single-family residence which includes: new front porch, rear deck, and handicap accessible stair/elevator core and is seeking variance relief for (1) existing, non-conforming, side yard setbacks where 10 feet is allowed and 9.8 feet is existing. (2) New variances for increased foundation area where a total of 15% or less is allowed and 17.9% is propose, ground projection area where a total of 3.75% or less is allowed and 7.2% is proposed, and lot coverage where 30% or less is allowed and 46.7% is proposed. The applicant further seeks any other relief that may be required in connection with the proposed plan.

Kristen Doyle & Dan Doyle of 1175 Wychwood Road were sworn in to testify.

August 22, 2023 the application as approved, unfortunately personal circumstances stopped them from going forward with the original approved application in the time frame required. They are now ready to move forward.

Chairman Tomaine asked if anything has changed with the original application to which Mr. Doyle advised there were no changes.

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mr. Jakositz

ADJOURNMENT

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:53 pm.

Next meeting is scheduled for the **FIFTH Tuesday of April – April 29, 2025 at 7:30 PM.**

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary