



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD**

**Regular Meeting Minutes
October 22, 2024**

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*. The following is the agenda to the extent known:

ROLL CALL

Mike Disko, P.E.	Thomas Jakositz
John Tomaine	Karen Dillon
Steve Matlin	Victor Kostin, Alt. #1
Mayor Mirabelli - Absent	Mark Gioioso, Alt. #2
Councilwoman Valerie Wass	Vincent K. Loughlin, Esq., -
Ted Zawislak	John T. Chadwick, IV, PP - Absent
Todd Garran - Absent	Kiana Taveras, Secretary

MINUTES

On motion by Mr. Matlin, seconded by Ms. Zawislak and all in favor, the Regular Meeting Minutes for September 24, 2024, were adopted.

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).

Steven Hehl, Esq. representing the applicant. Mr. Hehl gave an opening statement and overview of the application.

Michael Jurist, a project engineer and licensed professional engineer gave his credentials. He gave specifics of the project, scope of work, and shared how the work done deviated from original plans.

Exhibit A-1: As-built plan entered into evidence.

Exhibit A-2: Somerset-Union Soil Conservation District approval dated June 20, 2024 entered into evidence.

Chairman Tomaine opened the floor to audience questions/comments.

Jane Kachmar-Desonne, 1548 Deer Path: Sworn in by Board Attorney Loughlin, Ms. Kachmar-Desonne submitted Exhibit D-1 through D-12, consisting of 12 photos documenting excess runoff. She testified that she first observed runoff issues on August 13, 2023. By August 18, 2024, she had to call a contractor to restore her property due to damage caused by the runoff. Engineer Michael Jurist was questioned on what measures could be implemented to stop the runoff.

Edward Csaszar, 1547 Coles Avenue: Sworn in by Board Attorney Loughlin, Mr. Csaszar questioned Engineer Michael Jurist regarding permissible grade adjustments on properties and fencing restrictions.

Chairman Tomaine asked for additional Board comments/questions. He also questioned Attorney Hehl regarding the increase in lot coverage and whether any testimony would be provided on that matter.

Applicant Marco Duran, 621 West 8th Avenue, Plainfield, NJ, was sworn in by Board Attorney Loughlin. Mr. Duran explained the obstacles encountered during the project and why the work deviated from the original plans approved by the Board.

Attorney Hehl requested the Board's approval to allow the engineer and applicant to submit revised plans addressing the concerns raised during the meeting.

No formal action was taken during this meeting. The Board awaits the submission of revised plans for further review taking place in the meeting of 11/25/2024.

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

SUMMARY: Applicant is seeking approval for soil disturbance greater than 5,000 SF.

Steven Hehl, Esq. representing the applicant. Mr. Hehl gave an opening statement and overview of the application.

Joseph Bachi, licensed professional engineer, gave his credentials. He gave specifics of the project and scope of work.

Exhibit A-1: Original approved plan entered into evidence.

Exhibit A-2: Somerset-Union Soil Conservation District approval entered into evidence.

Chairman Tomaine opened the floor to audience questions/comments.

Matthew Wyvrat, 1612 Grouse Lane: Sworn in by Board Attorney Loughlin, Mr. Wyvrat questioned the type of fence being used for the project and asked how certain it was that the hillside would remain intact.

Jeffrey L. Kestler, 1611 Grouse Lane: Voiced concerns about the project and questioned why a retaining wall was not deemed necessary.

Kathleen Rosenthal, 1539 Deer Path: Sworn in by Board Attorney Loughlin, Ms. Rosenthal questioned who would be responsible for addressing the issue of dead trees on the property.

Case was adjourned for next meeting taking place on 11/25/2024 due to lack of time.

No formal action was taken during this meeting.

ADJOURN:

The meeting was unanimously adjourned at 9:59 P.M.

Next meeting is November 25, 2024

Respectfully Submitted,

Kiana Taveras

Kiana Taveras, Recording Secretary