



Borough of Mountainside  
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD  
OFFICIAL  
Regular Meeting Minutes  
April 28, 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  
Karen Dillon  
Mark Gioioso, Alt. #1  
Coady Brown, Alt #2 - Absent  
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 March 24, 2026, were adopted. All in favor none opposed.

**\*\*BOARD OF ADJUSTMENT\*\***

CASE NO.: 25-12; TREPFIIL LOSB, SHEFFIELD LLC  
270 SHEFFIELD ST  
BK: 7.13 L: 23 ZONE: L1

**SUMMARY:** Applicant is proposing parking improvements which include new handicap accessible spaces and striping. The Applicant proposes to utilize 60 striped parking spaces for vehicle parking associated with an off-site use. The Applicant is seeking the following relief: providing 121 parking spaces whereas a minimum of 167 spaces are required in the L-I Zone based on the total square footage of the existing building, to permit commercial storage of new or used motor vehicles, and to permit a 15-foot-wide drive aisle adjacent to existing 60° angled parking spaces along building whereas an 18-foot-wide drive aisle is required.

The applicant seeks relief for not providing compliant lighting in parking areas, for not providing fully compliant screening of parking areas adjacent to residential uses, and to permit parking in a front yard for existing parking spaces and proposed handicap spaces.

Peter Wolfson representing the applicant gave a short statement and asked that he be allowed to give a closing statement after resident testimony.

Kiri Williams 1019 Charles Street, Mountainside, NJ was sworn in to testify. Ms. Williams gave a statement opposing the application.

Ms. Williams entered seven photos into the record as Exhibit W1.

Mr. Wolfson questioned Ms. Williams regarding some statements she made.

Kurt Manz 1015 Charles Street, Mountainside, NJ remains under oath. Mr. Manz gave a statement opposing the application.

Mr. Manz entered photos into the record as Exhibit M428-1; M428-2.

Mr. Manz entered a map into the record as Exhibit M428-3.

Alex Fiore 1009 Charles Street, Mountainside was sworn in to testify. Mr. Fiore set up and showed a video prepared by Mr. Manz on January 21, 2026 approximately 7 am on the edge of his property entered into the record as M428-4.

Mr. Wolfson questioned Mr. Manz regarding his statements

Lino Siconolfi 1032 Charles Street was sworn in to testify. Mr. Siconolfi gave a statement opposing the application.

Mr. Wolfson questioned Mr. Siconolfi regarding his statement.

Daniel Goldshlack 310 Old Grove Road was sworn in to testify and gave a statement opposing the application.

Danielle Zanzalari 1009 Charles Street was sworn in to testify and gave a statement opposing the application.

Mr. Wolfson questioned Ms. Zanzalari regarding her statement.

Chairman Tomaine asked what the applicant's hours would be. Mr. Wolfson stated M-F 7 am- 9 pm. Weekends 9 pm -5 pm

Howard Alexander 128 Briar Hill Circle, Springfield, NJ was sworn in to testify and gave a statement opposing the application.

Mr. Disko asked Mr. Alexander if he sees the site and hear the trucks. He stated that he does not, but is concerned about trucks using his street as a cut thru street.

Donna Manz 1015 Charles Street was sworn in to testify and gave a statement opposing the application.

Board took a 5 minute break

Alex Fiore 1009 Charles Street was sworn in to testify. Mr. Fiore gave a statement opposing the application. Mr. Fiore entered 2 photos into the record as Exhibit F428-1. Photos were obtained from njfloodmapper.org.

Mr. Disko pointed out that the photos obtained by Mr. Fiore do not jive with the NJDEP.

Mr. Garran questioned Mr. Fiore how the flood zone affects him.

Mr. Wolfson gave a closing statement.

Mr. Loughlin went over the applicant offer and stipulations should the application be approved.

Chairman Tomaine closed the application and moved to Board discussion

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent:

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.:

Due to time constraints, Mr. Bohn has agreed to continue this application to the next meeting with no further notice.

ADJOURN: The Board unanimously voted to adjourn the meeting at 10:35 PM.

Next meeting is May 26, 2026

Respectfully Submitted,

*Kristine Moran*

Kristine Moran  
Recording Secretary