



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
February 24, 2026**

The regular meeting was called to order at 7:35 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 – Absent
Mayor Mirabelli
Councilwoman Wass
Ted Zawislak
Todd Garran - Absent

Thomas Jakositz
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 Mr. Gioioso, the Reorganization and Regular Meeting Minutes for January 27, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB 26-R8
CASE NO.: 26-01; OLIVEIRA
1238 BEECH AVE
BK: 21 LT: 16.01
APPROVED 01/27/2026

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

Roll Call:

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

PLANNING BOARD

CASE NO. 26-03; MOUNTAINSIDE COMMON
90 NEW PROVIDENCE ROAD & 903 MOUNTAIN AVE
BK: 14 LT 15.01 & 15.03

SUMMARY: The proposed project consists of improvements to an existing municipal open space and includes, but is not limited to, the creation of a centrally connected public park featuring pedestrian walking paths designed to allow for looping and cross-park circulation, multiple park entrances from New Providence Road and Mountain Avenue, and landscaped green spaces for passive recreation. Additional proposed improvements include a rectangular pavilion, seating areas with benches, picnic and chess activity areas, and a designated holiday tree area. The project also includes a new signage element, including a decorative brick sign wall with bluestone cap and mounted "Mountainside" lettering, as well as complementary architectural features throughout the park.

The perimeter of the park is proposed to be enclosed with decorative fencing and brick entrance pillars with existing retaining walls to remain and be repaired or restored as needed. Pathway materials may include permeable pavers, gravel and concrete.

Mr. Disko, Borough Engineer gave an overview of the plans. This is a courtesy

Mr. Jakositz asked what the target date for completion; Mr. Disko advised it would be this year.

Chairman Tomaine opened the floor to questions from the public

Mayor Mirabelli made a motion to have the board send a letter of endorsement to the Mayor and Council. Approved by the following roll call;

Roll Call:

Ayes: Chairman Tomaine, Mayor Mirabelli, Councilwoman Wass,
Mr. Zawislak, Mr. Jakositz, Ms. Dillon, Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain: Mr. Disko

Absent: Mr. Matlin, Mr. Garran

Mayor Mirabelli and Councilwoman Wass left the meeting.

BOARD OF ADJUSTMENT

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

Applicant submitted a letter requesting an adjournment to the March 24, 2026 meeting. The Board unanimously approved the adjournment of this application to the March 24, 2026 meeting.

CASE NO.: 26-04: COOPER
1347 STONY BROOK LANE
BK: 15.02 LT: 22
ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: a variance for lot coverage of the dwelling, where the ordinance allows for 15% lot coverage which is 1,488.38 square feet, and 16.73% which is 1,660 square feet is sought in order to construct an addition of a family room to the existing house and any additional relief that may be required from the board.

Donna Rinaldo, Esq. representing the applicant gave an overview of the application.

Kara Cooper & Daniel Cooper of 1347 Stony Brook Lane were sworn in to testify.

Michael Maher, EM2 Architect with a business address of 1400 Outlook Drive, Mountainside, NJ was sworn in to testify. Mr. Maher gave his credential and was accepted as an expert witness.

Mr. Maher gave an overview of the plans.

Chairman Tomaine opened the floor to question from the Board and the public for this witness.

Sharon Lonergan, 1362 Wood Valley Road gave a statement in favor of the application

1345 Wood Valley Road gave a statement in favor of the application.

Anthony Carannante of 1356 Wood Valley Road, was sworn in to testify. He questioned the architect regarding containment of water.

Ms. Rinaldo gave a closing statement.

Chairman Tomaine opened the floor to questions from the board.

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Jakositz, Ms. Dillon,
Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Matlin, Mr. Garran

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.

Continues from January 27, 2026 meeting.

Peter Wolfson on behalf of the applicant gave an overview of the application. He advised a revised landscape plan was submitted

Brian Kerr, applicant remains under Oath.

Chairman Tomaine questioned Mr. Kerr about the relationship with Snowball Developments.

Questions from the Board; questions from the public - none

Mr. Wolfson confirmed that only vehicles that can fit in a standard parking spot would be parked in the lot. Standard spaces are 9 x 18.

John McDonough, professional planner and professional landscape architect acknowledges he is remains under oath.

Mr. McDonough gave an overview of the plans including the recent changes and landscaping.

Chairman Tomaine voiced concerns regarding traffic and potential crime.

Mr. Wolfson requested a brief recess. Chairman Tomaine granted a 10 minute recess.

After consulting with his client, Mr. Wolfson advised that they would be willing to install gates to be closed up at night in addition to the security camera system.

Chairman Tomaine opened the floor to questions from the Board

Chairman Tomaine opened to floor to questions from the public for this witness

Curt Manz 1015 Charles Street remains under oath questioned Mr. McDonough on various items.

Howard Alexander, 128 Briar Hill Circle, Springfield, NJ remains under oath questioned Mr. McDonough.

Alex Fiori 1009 Charles Street, Mountainside remains under oath questioned Mr. McDonough

No more public questions for Mr. McDonough.

Due to time this application is carried until March 24, 2026 without further notice.

Mr. Chadwick gave an update to the Board regarding the Affordable Housing plan

Timeframe would be April Meeting to adopt the Housing Element

ADJOURN: The Board unanimously voted to adjourn the meeting at 10:45

Next meeting is March 24, 2026

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary