

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD  
JOHN TOMAINE, CHAIRMAN**

**Regular Meeting  
June 27, 2023**

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 was given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice was posted on the Borough website, at Borough hall, and was given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*.

**ROLL CALL**

Mike Disko, P.E.	Thomas Jakositz
John Tomaine, Chairman	Karen Dillon
Steve Matlin, Vice-Chairman	Victor Kostin, Alt. #1
Mayor Mirabelli (absent)	Mark Gioioso, Alt. #2 (absent)
Councilman Matejek (absent)	Vincent K. Loughlin, Esq.,
Ted Zawislak	John T. Chadwick, IV, PP
Todd Garran	Kristine Moran, Recording Clerk

**MINUTES**

On motion by Mr. Zawislak, seconded by Mr. Matlin, Regular Meeting Minutes for May 23, 2023, were adopted based on the following roll call vote:

**Roll Call:**

**Ayes:** Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Mr. Kostin

**Nays:**

**Not Eligible:** Ms. Dillon

**Abstain:**

**Absent:**

## RESOLUTIONS

RESOLUTION PB-23.01 1012 Springfield Avenue LLC

CASE NO: 23-01

1012 Springfield Avenue, LLC

BK: 24.04, Lots 10.02 & 10.05

Approved: 05/23/2023

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Mr. Kostin

Nays:

Not Eligible: Ms. Dillon

Abstain:

Absent:

RESOLUTION PB-22-18 Costalos

CASE NO: 22-18

1400 Orchard Road

BK: 3.05, lot 2

Approved: 05/23/2023

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Mr. Kostin

Nays:

Not Eligible: Ms. Dillon

Abstain:

Absent:

RESOLUTION PB-23-04 Drew Haley  
CASE NO: 23-04  
1360 Mohawk Drive  
BK: 15.04, Lot 2  
Approved: 05/23/2023

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

Roll Call:

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

## APPLICATIONS

### BOARD OF ADJUSTMENT

CASE 23-05 LOMBARDO  
1125 Sawmill Road  
BK: 5.16 Lot 14  
R2 Zone ZONING REVIEW 6090

Mr. Hehl, Esq., entered his appearance on behalf of the applicants. In his opening statement, Mr. Hehl informed the Board the applicants are seeking a coverage variance. He explained how they took the suggestions of the Board from the last meeting and reduced the overall size of the patio and reduced the coverage by 4%. The coverage now at 34% including the pool.

Joseph Bachi, with a business address of 328 Park Avenue, Scotch Plains was recalled as an expert witness to explain the revised plan and the addition of the landscaping. Mr. Bachi was advised he is still under oath. Mr. Bachi referred to revised plans Exhibit A-1/6-27 dated May 31, 2023 to discuss the coverage reductions and the addition of landscaping. He advised the coverage would be 31.6% excluding the pool.

Mr. Loughlin informed the Applicants that they remain under oath. Mr. Lombardo explained how they took the suggestions of the Board from the last meeting and reduced the overall amount of lot coverage on their Property.

Chairman Tomaine opened the floor to the public for comments.

Ralph Baione, 1125 Maple Court spoke in support of the application.

Chairman Tomaine closed the presentation and the Board deliberated

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

Roll Call:

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

CASE 23-03 REDI-FARMS, LLC  
855 Mountain Avenue  
BK: 13 Lot 6/7  
B Zone ZONING REVIEW 6108

Mr. Hehl, Esq., entered his appearance on behalf of the applicant. In his opening statement, Mr. Hehl informed the Board the applicants are seeking use variances for mixed-use, education use and outdoor tent sales. There are no changes to the existing building.

The property is a vacant bank, and after not being able to find another bank tenant, the owner wants to put it to use as Redi-Farm – A retail type farm store; the hydroponic vertical farming, and educational component. This is currently in use and was advised by Mr. Disko that a use variance was needed.

Mr. Gregory Redington, having a business address of 433 North Avenue, East, Westfield, NJ was sworn in to give testimony. He gave his credentials as a licensed engineer. He is also the current owner of the building.

Mr. Redington gave an overview of a plant-based life style and the development of systems to help people grow plants indoors. He gave testimony of the plans for the business.

The meeting was open to the public for questions of the testimony of Mr. Redington.

Mr. Christopher Bonk residing at 1 Mountain View Terrace, Westfield, NJ requested clarification on some testimony.

Ms. Kate Keller, having a business address of 70 Hudson Suite 5B, Hoboken, NJ was sworn in to testify. She gave her credentials as a licensed Professional Planner and was accepted by the

Board as an expert witness. She advised they are seeking a D-1 Use Variance and gave testimony to same.

Mr. Hehl gave his summation and the board deliberated.

Mr. Zawislak motioned to re-open the meeting with regard to gaining clarification on outside product component of the conditions, seconded by Mr. Jakositz. All in favor except Mr. Disko opposed.

Further discussion on what additional products are to be sold in the store.

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

Roll Call:

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

CASE 23-07 BHANDARI  
1054 Belair Court  
BK: 7.0, Lot 4.01  
R2 Zone ZONING REVIEW 6099

This matter was carried without further notice to the July 25, 2023 meeting.

ADJOURN

The Board unanimously voted to adjourn the meeting at 10:25 pm.

Respectfully Submitted,

Kristine Moran  
Recording Clerk