



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
December 18, 2025**

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 -

Mayor Mirabelli – Absent

Councilwoman Wass

Ted Zawislak

Todd Garran

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 Ms. Dillon, the Regular Meeting Minutes for November 25, 2025, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION NO: 25-R13

CASE NO.: 25-13; YIPC Reno Estates, LLC

205 EVERGREEN COURT

BK: 15.11 L: 8

Approved: 11/25/2025

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

Roll Call:

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

Nays:

Not Eligible: Mr. Disko, Mayor Mirabelli, Councilwoman Wass, Mr. Garran

Abstain:

Absent:

RESOLUTION NO: 25-R14
CASE NO.: 25-14; PHILLIPOU
332 LONGVIEW DRIVE
BK: 15.12 L: 3
Approved: 11/25/2025

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

Roll Call:

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

RESOLUTION NO: 25-R15
CASE NO.: 25-15; RAMOS
1127 PEACHTREE LANE
BK: 5.18 L: 1
ZONE: R2
Approved: 11/25/2025

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

Roll Call:

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

RESOLUTION NO: 25-R16
CASE NO.: 25-16; GUSMER ENTERPRISES, INC.
1167 GLOBE AVE
BK: 23 L: 24
Approved: 11/25/2025

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

Roll Call:

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

PLANNING BOARD

CASE NO.: 25-17; SELA REALTY, LLC
1140 RT. 22 and 1148 RT. 22
BK: 5.20 L: 34 and 35

SUMMARY: The applicant is seeking to amend the prior approval to construct a 2nd story office to the existing building on Lot 34 and a 250 SF storage mezzanine. There are no new Site improvements proposed with this amended application. This amended application will be solely affecting Lot 34. The Applicant seeks relief from a parking variance.

Steven Hehl representing the applicant gave an opening statement.

Marios Lachanaris with a business address of 1610 Center Ave, Fort Lee, NJ was sworn in to testify. Mr. Lachanaris gave his credentials and was accepted as a professional architect.

Mr. Lachanaris reviewed the existing site and plans previously submitted.

Mr. Lachanaris entered 11 photos of the offices taken by the owner into the record as Exhibit A-1

Chairman Tomaine opened the floor to questions from the Board.

Chairman Tomaine opened the floor to the public for questions of which there were none.

Phillip Daniele was sworn in to testify. Mr. Daniele gave his credentials and was accepted as a professional engineer. Mr. Daniele gave an over view of the plans previously submitted to the Board.

Mr. Hehl advised that based on conversations with Mr. Disko and Mr. Chadwick, applicant is willing to install landscaping as needed.

Chairman Tomaine opened the floor to questions from the board and the public

Mr. Zeev Sela, applicant, was sworn in to testify.

Mr. Sela gave an overview of his business operations.

Mr. Hehl was advised that the applicant must keep the borough informed as to the landscaping plan as the original landscaping was not completed.

Mr. Sela was asked how many of the current parking spaces are utilized. He states 4-5 are used consistently. No additional employees will be added.

Chairman Tomaine opened the floor to the public for this witness.

Matthew Wellinger of EKA Associates with a business address of 328 Park Ave, Scotch Plains, NJ was sworn in to testify as a professional planner. He gave his credentials and was accepted as a professional planner.

Mr. Wellinger gave an overview of the application regarding the parking spaces. Although the space is being expanded, there will be no additional people or cars.

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

Mr. Hehl gave closing statement

Chairman Tomaine concluded the application and opened it for Board discussion.

Board discussed that if the application is approved, one main condition is that this will be for the current business only.

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mayor Mirabelli

Councilwoman Wass left the meeting

****BOARD OF ADJUSTMENT****

CASE NO.: 25-18; BAIRINENI
2 WESTOVER CT
BK: 22.01 L: 25.02 ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: Adding a cover to an existing paved patio in the backyard and expanding the driveway. The cover to the patio requires variance relief for ground projection. Expanding the driveway does not require any variance. The applicant any additional relief that may be required from the board.

Deepti Bairineni , applicant, with an address of 2 Westover Court, Mountainside was sworn in to testify.

Ms. Bairineni gave an overview of the application and reasons for requesting this variance.

James Ruban, Jr. with a business address of 457 Bayberry Lane, Mountainside was sworn in to testify as an architect.

Mr. Ruban gave an overview of the structure. Mr. Ruban submitted Exhibit A-1, a photo taken in June 2025 of the existing patio.

Chairman Tomaine opened the floor to questions from the public.

Carmen Mosier with an address of 814 Woodland Ave was sworn in to testify. He voiced concerns about the potential of water issues. Mr. Mosier was advised that if the application as approved, there will be controls put in place.

Chairman Tomaine concluded the application and opened the floor for Board discussion.

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, Mr. Zawislak, Mr. Garran; Mr. Matlin,
Mr. Jakositz, Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent:

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 an opening statement. Mr. Wolfson gave an overview of the applicant and advised the changes that were made to the plans since their last presentation.

Mr. Wolfson advised that he did not receive Mr. Chadwick's December 11, 2025 letter.

Robert Moschello, 265 Main Street Gladstone, remains under oath. Mr. Moschello entered into the record Exhibit A-5 a revised drawing plan.

Mr. Moschello entered into the record Exhibit A-6 a drawing of the EV vehicle proposed plan.

Chairman Tomaine opened the floor to questions from the public for the Engineer

Kurt Manz posed questions to the engineer regarding flood lines and trees.

Alex Fiore, 1009 Charles Street was sworn in to testify. He questioned Mr. Moschello regarding the buffer. Mr. Fiore entered 1 photo he took in March 2025 into the record as Exhibit 1-F

Howard Alexander 128 Briar Hill Circle, Springfield was sworn in to testify.

Joseph Vallo with a business address of 1300 Spray Avenue, Beachwood, NJ was sworn in to testify. Mr. Vallo gave credentials as a retired fire chief and expert in environmental hazards.

Chairman Tomaine opened the floor to board questions.

Mr. Matlin asked Mr. Vallo to explain what could happen during a flood if tree falls on it and potential hazards.

Mr. Garran asked for an explanation as to what causes the car/battery to catch on fire.

Chairman opened the floor for questions from the public.

Lino Siconolfi of 1032 Charles Street was sworn in to testify. Questions regarding training. Mr. Wolfson advised the applicant would be willing to provide the training to the fire department and rescue squad.

Mr. Alexander voiced concerns again about fire concerns.

Due to the time constraint, Chairman Tomaine has adjourned this testimony to the January 27, 2026 meeting without further notice.

ADJOURNMENT

ADJOURN: The Board unanimously voted to adjourn the meeting at 11:10 pm.

Next meeting is scheduled for the **TUESDAY, JANUARY 27, 2026 at 7:30 pm**

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary