



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD**

**Regular Meeting Minutes
August 27, 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.
John Tomaine
Steve Matlin – Absent
Mayor Mirabelli
Councilwoman Valerie Wass
Ted Zawislak
Todd Garran

Thomas Jakositz
Karen Dillon
Victor Kostin, Alt. #1 - Absent
Mark Gioioso, Alt. #2 – Absent
Vincent K. Loughlin, Esq.,
John T. Chadwick, IV, PP
Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Garran and all in favor, the Regular Meeting Minutes for July 23, 2024, were adopted.

RESOLUTIONS

RESOLUTION NO: PB 24-R21
CASE NO.: 24-11, MORALES/HALPERN
1352/54 Wood Valley
BK: 15.02 L: 3
Denied: July 23, 2024

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

Roll Call:

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

Mr. Disko reported that on the previous resolution, the shed has been removed, the fence has been corrected and the drainage work is ongoing. The garage that had the demising wall inside has been removed and they are going for the permits. Most of the activities towards the resolution of the denial have been on going in a positive fashion.

RESOLUTION NO: PB 24-R22
MOUNTAINSIDE COMMUNITY POOL - Redevelopment

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

Roll Call:

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

PLANNING BOARD

CASE NO. 24-12, VERDE HARVEST
187 Mill Lane
BK: 23.03 L: 36
ZONE: LI ZONING REVIEW: 6567

SUMMARY: Change in tenancy/use of a portion of an existing building. Proposed use is for office, growth, storage and distribution of microgreen products and herbs which are supplied to local restaurants, catering chefs and home subscription customers.

Jay Bohn, Esq of Schiller, Pittenger & Galvin, PC with a business address of 1771 Front Street, Scotch Plains, NJ gave an opening statement.

Maria Bryke-Drake, applicant, was sworn in to testify. Ms. Bryke-Drake gave an over view of the application and the growing process of micro-greens/vertical farming

Photo of growing tray racks was entered in to the record as Exhibit A-1.

Scott Seidel of DFC Associates, LLC with an address of 1 Cornell Parkway, Springfield, NJ, building owner, was sworn in to testify. Mr. Seidel answered questions regarding the building usage.

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

Roll Call:

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


JOHN CHADWICK – BOROUGH PLANNER
Master Plan Update
Land Use Ordinance Review

Mr. Chadwick gave an update on the Master Plan and the State Land Use Ordinance Revisions.

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:10 pm

Next meeting is September 24, 2024

Respectfully Submitted,



Kristine Moran, Recording Secretary