



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
March 24, 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.	Thomas Jakositz
John Tomaine	Karen Dillon
Steve Matlin –	Mark Gioioso, Alt. #1 - Absent
Mayor Mirabelli	Coady Brown, Alt #2
Councilwoman Wass	Vincent K. Loughlin, Esq.,
Ted Zawislak – Arrived Late	John T. Chadwick, IV, PP
Todd Garran -	Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Jakositz, seconded by Ms. Dillon, the Regular Meeting Minutes for February 24, 2026, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION PB 26-R10
Amendment to the Fourth Round Housing Element and Fair Share Plan

Mayor Mirabelli gave an update of the plan.

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

Roll Call:

Ayes: Mr. Disko; Chairman Tomaine; Mayor Mirabelli; Councilwoman Wass;
Mr. Garran; Mr. Matlin; Mr. Jakositz; Ms. Dillon

Nays:

Not Eligible:

Abstain: Mr. Zawislak

Absent:

Mayor Mirabelli and Councilwoman Wass left the meeting.

RESOLUTION PB 26-R11
CASE NO.: 26-04; COOPER
1347 STONY BROOK LANE
BK: 15.02 L: 22
APPROVED 02/24/2026

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

Roll Call:

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

REQUEST FOR ADJOURNMENT

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 May 26, 2026 meeting.

Mary Delaney representing the applicant is requesting an adjournment as they are adjusting their proposed plans. Their professionals are not available for the April 28, 2026 meeting.

On a motion by Chairman Tomaine, seconded by Mr. Jakositz, all in favor The Board unanimously approved the adjournment of this application to the May 26, 2026 meeting.

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.

Continues from February 24, 2026 meeting.

Mr. Michael Castori, filling in for Mr. Wolfson, representing the applicant submitted a letter on behalf of the applicant requesting an adjournment to the April 28, 2026 meeting due to the unavailability of the applicant, Mr. Wolfson, as well as their professionals are unable to attend this meeting.

On a motion by Chairman Tomaine, seconded by Mr. Garran, all in favor except Mr. Zawislak. The application is adjourned without further notice to the April 28, 2029 meeting.

CASE NO.: 26-05; SUMMIT CONSULTING GROUP
1128 SPRUCE DRIVE
BK: 5.20 L: 24.01
ZONE: L1

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit:

1. Minimum front yard (30 feet required; 14.64 feet proposed)
2. Maximum building height (35 feet permitted; 43.71 feet proposed)
3. Maximum building ground projection (35% permitted; 42.84% proposed)
4. Parking within front yard (prohibited)
5. Minimum parking spaces (68 required; 25 proposed)
6. Buffer abutting residential zone
7. Any additional relief that may be required from the Board.

Jay Bohn of the law firm Schiller, Pittenger, & Galvin PC representing the applicant advised that there is additional work on their part that needs to be done based on Mr. Disko's review and Mr. Loughlin's legal opinion that their notice is insufficient to proceed. They will be submitting new plans and providing new notice for the April 28, 2026 meeting.

On a motion by Chairman Tomaine, seconded by Mr. Garran, all in favor except. The application is adjourned without further notice to the April 28, 2029 meeting.

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:00.

Next meeting is April 28, 2026

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary