



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
August 26, 2025**

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.
John Tomaine
Steve Matlin
Mayor Mirabelli - Absent
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 - Absent
Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes for July 22, 2025, and the Executive Session Meeting Minutes were adopted. All in favor none opposed.

PLANNING BOARD

CASE NO.: 25-01; SMW HOLDINGS, LLC
1051 & 1061 Prospect Ave, 461 Summit Rd
BK: 5.01 L: 7, 8 & 12
ZONE: R2

SUMMARY: The applicant seeks approval for Preliminary and Final Major Subdivision to rearrange the lot lines in order to subdivide the property into three (3) separate lots (Proposed lots 7.01, 7.02, and 7.03), which is permitted in the R-2 Zone.

This case has been adjourned until the September 30, 2025 meeting without further meeting.

CASE NO.: 25-09; PUCCIARELLI – PED&A ENTERPRISES LLC
1494 FOX TRAIL
BK: 13.12 L: 35.04
ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: Soil moving for: Landscaping of property, retaining wall construction, Final grade and any additional relief that may be required from the board.

Michael Hoffman representing the applicant PED & A Enterprises, LLC and Dr. Pucciarelli

Dr. Pasquale Pucciarelli with an address of 1 Base Way, Westfield, NJ, was sworn in to testify as the applicant representative.

Mr. Pucciarelli and Mr. Hoffman gave an overview of the plan and project.

Chairman Tomaine opened the floor to questions from the Board.

Chairman Tomaine opened the floor to questions of the witness from the public.

Peter Torcoicollo, representing an adjacent neighbor Michelle Bach, questioned the drainage of the property.

Ms. Delia Delisi of 1483 Deer Path, Mountainside questioned Dr. Pucciarelli on the run off.

Chairman Tomaine opened the floor to comments from the public.

Delia Delisi, of 1483 Deer Path was sworn in to testify. She made a comment with regard to notice and the agenda not being posted to the website. Ms. Delisi requested that this matter be tabled so that residents can review the documents

Ms. Delisi was advised that plans are available for inspection in the engineering office and they are not sent out as per Land Use Law.

Mr. Hoffman gave a closing statement.

Chairman Tomaine closed the hearing and opened the application for board discussion.

On a motion by Ms. Dillon, seconded by Mr. Disko, 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. Matlin,
Mr. Jakositz, Ms. Dillon, Mr. Gioioso and Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mayor Mirabelli, Mr. Garran

****BOARD OF ADJUSTMENT****

CASE NO.: 25-10 PATEL
(Previously 23-09)
294 GARRETT ROAD
BK: 15.02 L: 21
ZONE: R2

SUMMARY: The proposed development involves and requires the granting of relief from the following requirements so as to permit: Install a shed, firepit and gravel walkway and any additional relief that may be required from the board.

Mr. Patel was sworn in to testify.

Mr. Patel gave a statement regarding the application.

No variance is needed for the shed as it is below 200 sq. ft. and within the setback limit. There is no variance needed for the fire pit. Only permits are required for these two items. A variance is needed for the gravel pathway.

A new application is needed for just the gravel walkway with specifics as to how this requires a variance.

Mr. Loughlin advised of minor changes to the DeRosa resolution.

ADJOURNMENT

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:50 pm.

Next meeting is scheduled for the **Tuesday of September 30, 2025 at 7:30 PM.**

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary