Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

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

In Chairman Tomaine's absence, Vice-Chairman Matlin will take over for this meeting.

MINUTES

On motion by Mr. Zawislak, seconded by Mayor Mirabelli, the Regular and Executive Session Meeting Minutes for May 27, 2025, were adopted. All in favor none opposed.

On motion by Mr. Zawislak, seconded by Mr. Disko, the Special Meeting Minutes for June 10, 2025, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION NO.:
CASE NO.: 25-07; 1012 Springfield Ave, LLC
1012, 1016 & 1020-1028 SPRINGFIELD AVENUE
BK: 24.04 L: 10.02, 10.05, 10.06

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

Roll Call:

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

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.

*****CASE HAS BEEN ADJOURNED TO THE JULY 22, 2025 MEETING WITHOUT FURTHER NOTICE *****

CASE NO.: 25-06; F.A DeRosa LLC (DeRosa Enterprises)
860 MOUNTAIN AVENUE
BK: 19 L: 2 & 3

SUMMARY: The applicant seeks site plan and variance approval for improvements to the property. The applicant seeks to add a new wall sign to the side of the building and install an exterior refrigeration chiller. The applicant seeks approval for variances related to the size of the sign and storage/accessory structure in a non-residential zone.

David Stern, Esq. representing the applicant gave an opening statement.

Joseph Bachi, PE with EKA Assoc. with a business address of 328 Park Ave, Scotch Plains, NJ was sworn in to testify. Mr. Bachi reviewed the plans submitted.

Vice-Chairman Matlin opened the floor to the public for questions. No questions from the public

Mr. Victor E. Vinegra, 320 North Avenue E., Cranford, NJ was sworn in to testify. Mr. Vinegra gave his credentials and was accepted as a professional planner.

Mr. Vinegra submitted a collage of photographs taken by himself which was entered into the record as Exhibit A-1. He also entered Exhibit A-2, which is marked up engineer's site-plan, into the record.

Vice-Chairman Matlin asked about the lighting – is there a plan for when they would be lit. Applicant advised they are seeking dusk to dawn timing on the lights.

Vice-Chairman Matlin opened the floor up for Board questions

Mr. Garran questioned if the painting of the brick will cause harm to the brick upon removal should the applicant vacate.

Mr. Frank Alexander DeRosa, Jr with a business address of 860 Mountain Avenue, Mountainside, NJ was sworn in to testify. Mr. DeRosa gave testimony to the reasoning behind painting.

Vice-Chairman Matlin opened up the floor for public questions

Mr. Wigg of 1023 Prospect Street asked for clarification on the size of the sign.

Vice-Chairman Matlin closed the application to the public and opened the floor for Board discussion.

Mr. Garran made a motion to bifurcate the application separating the sign and the chiller. No objections

On a motion by Mayor Mirabelli, seconded by Mr. Zawislak, the Board approved the application for the sign with conditions based on the following roll call:

Roll Call:

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

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

Roll Call:

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

Mayor Mirabelli and Councilwoman Wass left the meeting.

****BOARD OF ADJUSTMENT****

CASE NO.: 25-05; SPINELLI
243 OAK TREE ROAD
BK: 15.0 L: 33
ZONE: R2

SUMMARY: The applicant seeks approval for the for 'C' variance to allow the construction of a proposed 12' x 20' deck in the rear yard, as well as to allow improvements previously constructed on site that were not approved by the Board during a prior application (walkways, steps; patio) on premises identified as B:15.01, Lot 5. The applicant further seeks relief from any and all variances, waivers, or other relief required to approve this application.

Richard Shkolnik, Esq. representing the applicant gave an opening statement and addressed the changes that were made from the previous presentation based on the Board comments.

Mr. James Ruban, who was previously sworn in as an architect gave an overview of the revised plans. He entered the revised plans into the record as Exhibit A-1.

Mr. Spinelli, the applicant, who was previously sworn in to testify, answered questions regarding the residency of the home.

Vice-Chairman Matlin opened the floor for questions of these witnesses of which there were none.

Mr. Victor Vinegra 320 North Avenue East, Cranford, NJ, was sworn in to testify. Mr. Vinegra gave his credentials and was accepted as a professional planner.

Mr. Vinegra entered into the record Exhibits A-4, an aerial view of the neighborhood and Exhibit A-5, a nearby property lot area and front yard setback analysis chart.

Mr. Vinegra gave an overview of the plans and discussed the changes proposed.

Vice-Chairman Matlin opened the floor for questions or comments on the application.

Peggy Rodimer of 239 Oak Tree Road made comments in favor of the application and moving the construction along.

The public participation is now closed.

Vice-Chairman Matlin opened the floor for Board discussion.

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

Roll Call:

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

ADJOURNMENT

ADJOURN: The Board unanimously voted to adjourn the meeting at 9:35 pm.

Next meeting is scheduled for the **Tuesday of July 22, 2025 at 7:30 PM.**

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary