



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
November 25, 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. – Absent
John Tomaine
Steve Matlin -
Mayor Mirabelli – Absent
Councilwoman Wass, Absent
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 Ms. Dillon seconded by Mr. Gioioso, the Regular Meeting Minutes for October 28, 2025, were adopted. All in favor none opposed.

RESOLUTIONS

RESOLUTION NO: 25-R21
CASE NO.: 25-11; SOROCCA
500 SUMMIT ROAD
BK: 7 L: 1
Approved: 10/28/2025

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

Roll Call:

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

RESOLUTION NO: 25-R22
CASE NO.: 25-10; DAVID
322 CENTRAL AVENUE
BK: 5.06 L: 10
Approved: 10/28/2025

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

Roll Call:

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

PLANNING BOARD

CASE NO.: 25-13; YIPC Reno Estates, LLC
205 EVERGREEN COURT
BK: 15.11 L: 8

SUMMARY: The applicant seeks preliminary and final site plan approval and issuance of a soil moving permit whereas 5000 sf or less soil movement is permitted and over 5000 sf is proposed to construct a single-family dwelling with related site improvements on the below described property which is located in the R-2 Residential Zoning District. In addition, the Applicant is requesting variance/waiver approval with regard to any other matters deemed appropriate or necessary by the Board.

John Sullivan, Esq representing the applicant gave an overview of the application.

Edward Michael Mayer II of EM2 Architects with a business address 14 Outlook Drive, Mountainside, NJ was sworn in to testify. Mr. Mayer gave his credentials and was accepted as an expert architect.

Mr. Mayer reviewed the plans previously submitted to the Board.

Chairman Tomaine opened the floor to questions from the Board

Chairman Tomaine opened the floor to questions from the public

Richard Nusser with a business address of 428 Patton Ave, Piscataway, NJ was sworn in to testify. Mr. Nusser gave his credentials and was accepted as professional engineer.

Mr. Nusser gave an overview of the project.

Chairman Tomaine opened the floor to questions from the Board

Chairman Tomaine opened the floor to questions from the public

Mr. Sullivan gave a closing statement

Chairman Tomaine concluded the application and opened it 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: Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Jakositz, Ms. Dillon, Mr. Gioioso, Mr. Brown

Nays:

Not Eligible:

Abstain:

Absent: Mr. Disko, Mayor Mirabelli, Councilwoman Wass, Mr. Garran

CASE NO.: 25-16; GUSMER ENTERPRISES, INC.

1167 GLOBE AVE

BK: 23 L: 24

SUMMARY: The applicant seeks approval for any and all variances, waivers, or other relief as may be required for approval of this application, including but not limited to:

1. Section 1003(e)(2)(E) (generator in a side yard; 10 feet required; and 8.68 feet proposed).
2. Section 1003(e)(2)(D) (setback for accessory struct)

Richard Schkolnicki, Esq representing the applicant gave an opening statement and overview of the application.

Michael Tripodi of Gusmer with a business address of 1167 Globe Ave was sworn in to testify. Mr. Tripodi discussed the need for the backup generator and why the requested location is the best location.

Mr. Tripodi shared a drawing of the requested installation location which is entered as Exhibit A-1 into the record.

Mr. Tripodi advised that the generator will test itself once a week for about 5 minutes. He advised that screening/fencing along with shrubs will be placed around the generator.

Chairman Tomaine opened the floor to questions from the Board and then from the public.

Michael Volpe with All City Electrical with a business address of 410 Chestnut Street, Union, NJ was sworn in to testify.

Mr. Volpe discussed the installation & placement of the generator.

Chairman Tomaine opened the floor to questions from the Board and then from the public.

Richard Schkolnicki gave a closing statement.

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

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

Roll Call:

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

Nays:
Not Eligible:

Abstain:

Absent: Mr. Disko, Mayor Mirabelli, Councilwoman Wass, Mr. Garran

CASE NO.: 25-14; PHILLIPOU
332 LONGVIEW DRIVE
BK: 15.12 L: 3

SUMMARY: The applicant seeks approval for a single-family dwelling having an address of 332 Longview Drive, Mountainside, NJ. Such premises are also designated as Block 5.12, Lot 3 (the "Property"). The Property is located in the R-2 Zoning District. The applicant is seeking permission for soil moving and requires the granting of relief from the following requirements so as to permit: soil moving with disturbance is greater than 5,000 sq. ft.

Michael & Stephanie Phillipou, applicants, of 356 Longview Drive were sworn in to testify.

Mr. Phillipou gave a background of the existing house and overview of the application.

Chairman opened the floor for questions from the Board and then from the public.

Edward Dec with a business address of 131 N. Michigan Ave, Kenilworth, NJ was sworn in to testify. Mr. Dec gave his credentials and was accepted as a licensed land surveyor and engineer.

Mr. Dec gave an overview of the property and application.

Chairman opened the floor for questions from the Board and then the public.

Gerald Infantino of Premier Design Concepts with a business address of 45 Quantuck Lane, Westfield, NJ was sworn in to testify.

Mr. Infantino answered questions regarding the operations and dumping of the soil.

Chairman opened the floor for questions from the Board and then the public.

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

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

Roll Call:

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

Nays:
Not Eligible:

Abstain:

Absent: Mr. Disko, Mayor Mirabelli, Councilwoman Wass, Mr. Garran

****BOARD OF ADJUSTMENT****

CASE NO.: 25-15; RAMOS
1127 PEACHTREE LANE
BK: 5.18 L: 1
ZONE: R2

SUMMARY: The applicant seeks variance relief from side yard setback, foundation area, ground projections, lot coverage, floor area ratio, front yard coverage and walkway in side yard. Side yard proposed is 9.8' whereas 10' is minimum permitted, foundation area proposed is 15.4% where 15% is maximum permitted, ground projections proposed is 4.9% where 3.75% is maximum permitted, lot coverage proposed is 39.4% whereas 30% is the maximum permitted, floor area ration proposed is 22.6% whereas 22.5% is maximum permitted, front yard coverage proposed is 28.3% where 30% is the maximum permitted and walkway in side yard proposed is 3' whereas 10" is minimum permitted.

Jennie Ramos, applicant of 1127 Peachtree Lane was sworn in to testify. Due to personal circumstances, the previous approval was not acted upon.

Ms. Ramos gave an overview description of the original project.

Chairman opened the floor for questions from the Board and then the public.

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

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

Roll Call:

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

ADJOURNMENT

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

Next meeting is scheduled for the **THURSDAY, DECEMBER 18, 2025 at 7:30 pm**

Respectfully Submitted,

Kristine Moran

Kristine Moran
Recording Secretary