



Borough of Mountainside  
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD**

**Regular Meeting Minutes  
May 28, 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.	Thomas Jakositz
John Tomaine	Karen Dillon
Steve Matlin - Absent	Victor Kostin, Alt. #1
Mayor Mirabelli	Mark Gioioso, Alt. #2
Councilwoman Valerie Wass	Vincent K. Loughlin, Esq.,
Ted Zawislak	John T. Chadwick, IV, PP - Absent
Todd Garran	Kristine Moran, Recording Clerk

Mayor Mirabelli swore in Councilwoman Valerie Wass as a member of the Planning Board.

MINUTES

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

RESOLUTIONS

RESOLUTION PB 24-R17  
CASE NO.: 24-08; SILVA  
339 Short Drive  
BK: 5.03 LT: 9

On a motion by Mr. Zawislak, seconded by Mr. Jakositz 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, Mr. Gioioso

Nays:

Not Eligible: Mr. Matlin, Mr. Kostin  
Abstain:  
Absent:

RESOLUTION PB 24-R18  
CASE NO.: 24-07, MONTEIRO  
360 Central Ave.  
BK: 5.03 L: 19  
ZONE: R2

On a motion by Mr. Zawislak, seconded by Mr. Garran 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, Mr. Gioioso  
Nays:  
Not Eligible:  
Abstain:  
Absent: Chairman Tomaine, Mr. Garran, Ms. Dillon

#### PLANNING BOARD

CASE NO.: 24-06, FORGE SIGN WORKS  
1115 Globe Ave.  
BK: 23 L: 8.07  
ZONE: LI ZONING REVIEW: 6192

SUMMARY: Applicant seeks approval for (1) 4' sign whereas 3' is permitted and (2) additional signs.

Mr. Loughlin advised that the applicant was sent a letter to requesting them to notify the Board whether they intended to proceed or withdraw the application. As the applicant is a no show for the second meeting and no response, he requests that a motion be put forth to deny this application for a lack of prosecution and denies it without prejudice and remove it from the agenda.

On a motion by Mayor Mirabelli, seconded by Mr. Zawislak the Board denied the application without prejudice 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 and Mr. Kostin  
Nays:  
Not Eligible:  
Abstain:  
Absent: Mr. Matlin

BOARD OF ADJUSTMENT

CASE NO.: 24-09, MARANO  
338 Short Drive  
BK: 5.03 L: 8  
ZONE: R2 ZONING REVIEW: 6432

SUMMARY: Applicant is seeking variances for lot coverage of 33.6% whereas 30% is permitted; Floor Area Ratio of 24.6% whereas 22.5% is permitted.

Frank and Denise Marano, applicants with an address of 338 Short Drive, were sworn in to testify.

Susana Tavera, having a business address of CKE Architecture 95 Troy Drive, Springfield, NJ was sworn in to give testimony. She gave her credentials as a licensed architect and was accepted by the Board as an expert witness.

Ms. Tavera gave an overview of the application and clarified some items for the Board.

Mr. Marano gave a statement as to the reasons they are looking to add a second floor to their house.

Chairman Tomaine opened the floor to questions from the Board.

As there were no audience members, Chairman Tomaine called for Board discussion.

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

Roll Call:

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

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

Next meeting is June 25, 2024

Respectfully Submitted,

  
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Kristine Moran, Recording Secretary