



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD**

**Regular Meeting Minutes
June 25, 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.- Absent
John Tomaine
Steve Matlin
Mayor Mirabelli
Councilwoman Valerie Wass
Ted Zawislak
Todd Garran

Thomas Jakositz
Karen Dillon – Absent
Victor Kostin, Alt. #1
Mark Gioioso, Alt. #2 - Absent
Vincent K. Loughlin, Esq.,
John T. Chadwick, IV, PP - Absent
Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Garran and all in favor, the Regular Meeting Minutes for May 28, 2024, were adopted.

RESOLUTIONS

RESOLUTION NO.: PB24-R19
Case no.: 24-09; MARANO
338 Short Drive
BK: 5.03 L: 8
Approved: May 28, 2024

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

Roll Call:

Ayes: Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Jakositz,
Mr. Kostin

Nays:

Not Eligible: Mr. Matlin

Absent: Mr. Disko; Ms. Dillon

PLANNING BOARD

CASE NO.: 24-10, WATCHUNG STABLES

1160 Summit Lane

BK: 2 L: 4

REVIEW: 6478

SUMMARY: Applicant seeks approval for adaptive Equestrian Building including: 1. New construction of a 10,085 SF Therapeutic Riding Building. 2. Improvements to the existing manure shed and loading area. 3. Reconstruction of the existing equestrian riding surface at Riding Ring #4. 4. Surface drainage improvements along exterior to riding ring #5. 5. Staff Restroom/Locker Room Renovations. 6. Isolation Barn improvements.

Matthew Tavares, Esq. of Rainone, Coughlin and Minchello on behalf of the Union County Improvement Authority gave an overview of the application.

Matthew Zwingraf, a project engineer and licensed professional engineer with CME Associates. He gave his credentials. He is the project manager for the site improvements. He gave specifics of the project.

Rachel Bechtold, a representative of the stables answered a question from the Board regarding the potential number of visitors to the therapeutic riding facility. She does not see any impact on traffic as anything that would cause issues. The events/lesson/tours would be spread out and scheduled.

Chairman Tomaine opened the floor to audience questions/comments.

George Morales, 1352 Wood Valley, Mountainside voiced his support for the project.

Chairman Tomaine asked for additional Board comments/Questions.

Councilwoman Wass inquired about additional staff, which was answered as 5 additional full time employees.

Mr. Loughlin advised that this is an advisory review for Board members to give comments/recommendations to the County on an advisory, non-binding basis. This is not a vote to approve the project. It is a vote to acknowledge that Union County had come forward and complied with the statutory requirement.

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Board acknowledges the County has made the presentation and complied with their obligation under the statute and has no comments or recommendations to the county.

Roll Call:

Ayes: Chairman Tomaine, Mayor Mirabelli, Councilwoman Wass, Mr. Zawislak,
Mr. Garran, Mr. Matlin, Mr. Jakositz and Mr. Kostin

Nays:

Not Eligible:

Abstain:

Absent: Mr. Disko, Ms. Dillon

BOARD OF ADJUSTMENT

CASE NO.: 24-11, MORALES/HALPERN
1352/54 Wood Valley
BK: 15.02 L: 3
ZONE: R2 ZONING REVIEW: 6483

SUMMARY: Applicant is seeking the following variances: Foundation area of 16.4% whereas 15% is allowed. Lot coverage of 33.7% whereas 30% is allowed. Floor Area Ratio (FAR) of 23.6% whereas 22.5% is allowed. Fence Height of 6'9" whereas 6' is allowed. Shed in rear yard at 4'9".

Mr. George Morales of 1352 Wood Valley Road, Mountainside, applicant was sworn in to testify.

Mr. Loughlin voiced concerns regarding the issue with the use of the two addresses of this property. There are some questions that are raised regarding the list of property owners that were given to the applicant.

Mr. Morales advised that his mailing address is 1352, but the tax records state 1354.

Chairman Tomaine pointed out the plans refer to 1352 only, and there is a question as to where the improvements are to take place.

As the Borough Engineer, Mr. Disko is not present and there is a jurisdictional issue, that the Board cannot go forward with hearing this application until the address issue has been resolved.

Jessica Halpern, co-owner of 1352 Wood Valley Road, Mountainside. Ms. Halpern voiced that she wants to get the property address issue resolved. She advised that the mail and utility address is 1352 but the tax records state 1354.

Mr. Loughlin advised that the application cannot be heard and no work can be done that the applicant is seeking permission for until a resolution from the Board has been approved.

As there are enough legal impediments with the property address, this application is adjourned to the July meeting.

ADJOURN: The Board unanimously voted to adjourn the meeting at 8:14

Next meeting is July 23, 2024

Respectfully Submitted,



Kristine Moran, Recording Secretary