

**BOROUGH OF MOUNTAINSIDE  
PLANNING BOARD  
JOHN TOMAINE, CHAIRMAN**

**Reorganizational & Regular Meeting [Virtual]**

January 25, 2022

**OFFICIAL MINUTES**

Adopted 2/22/22

Chairman Tomaine called the regular meeting to order at 7:30 pm. He then led the flag salute to the American flag and board members identified themselves for the record.

Notice of this meeting was given pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq. Notice was posted on the Borough website, at Borough hall, and was given to *The Courier News*, *The Star Ledger*, *The Westfield Leader*, and *The Local Source*.

**OATHS OF OFFICE**

Karen Dillon  
Mark Gioioso

**ROLL CALL**

Mike Disko, P.E.	Thomas Jakositz
John Tomaine, Chairman	Karen Dillon
Ted Zawislak, Vice-Chairman	Victor Kostin, Alt. #1 (absent)
Mayor Mirabelli (absent)	Mark Gioioso, Alt. #2
Councilman Matejek	Vince Loughlin, Esq.,
Ted Zawislak	John Chadwick, PP (absent)
Todd Garran	Theresa Snyder, Board Clerk
Steve Matlin	

**REORGANIZATION**

Ms. Snyder acted as Chair Pro Tem.

**ELECTION OF OFFICERS**

Ms. Snyder took nominations for Chairperson. Mr. Zawislak nominated Mr. Tomaine which was seconded by Mr. Jakositz. With there being no other nominations for Chair, nominations were closed. The Board voted in favor of Mr. Tomaine.

Chairman Tomaine nominated Mr. Zawislak for Vice Chair. Mr. Zawislak declined the nomination.

Chairman Tomaine then nominated Mr. Matlin, which was seconded by Mr. Zawislak. With there being no other nominations for Vice Chair, nominations were closed. The Board voted in favor of Mr. Matlin.

## RESOLUTIONS

### RESOLUTION PB 22-R1 Appointment of Board Professionals

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board appointed Mr. Vince Loughlin, Esq. to Board Attorney based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli, Councilman Matejek, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent: Mr. Kostin

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board appointed Mr. Mike Disko, PE to Board Engineer based on the following roll call vote:

Roll Call:

Ayes: Chairman Tomaine, Mayor Mirabelli, Councilman Matejek, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent: Mr. Kostin

On motion by Mr. Disko, seconded by Mr. Zawislak, the Board appointed Mr. John Chadwick, PP as Board Planner based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli, Councilman Matejek, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent: Mr. Kostin

RESOLUTION PB 22-R2 Annual Meeting Dates

On motion by Mr. Zawislak, seconded by Councilman Matejek, the 2022 meeting dates were adopted and carried on voice vote.

RESOLUTION PB 22-R3 Official Newspapers

On motion by Mr. Disko, seconded by Mr. Zawislak, the 2022 official newspapers were adopted and carried on voice vote.

CHAIRMAN'S ANNUAL REPORT-2021

RESOLUTION PB 22-R4 Appointment of Board Secretary

On motion by Chairman Tomaine, seconded by Mr. Zawislak, the Board accepted the annual report based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,  
Councilman Matejek, Mr. Zawislak, Mr. Garran,  
Mr. Matlin, Mr. Jakositz, and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent: Mr. Kostin

RESOLUTION PB 22-R5 Annual Report

On motion by Mr. Zawislak, seconded by Mr. Matlin, the Board accepted the annual report based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mayor Mirabelli,  
Councilman Matejek, Mr. Zawislak, Mr. Garran,  
Mr. Matlin, Mr. Jakositz, and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent: Mr. Kostin

ADJOURN TO REGULAR MEETING

## MINUTES

On motion by Mr. Zawislak, seconded by Ms. Dillon, the Regular Meeting Minutes for December 16, 2021, were adopted based on the following roll call vote:

### Roll Call:

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

## RESOLUTIONS

RESOLUTION PB 22-R6  
CASE NO.: 21-06; POMBAL BUILDERS  
350 SUMMIT ROAD  
BK: 7.07 LT: 26  
Represented By: Alcides T. Andril, Esq.  
R-2 ZONE  
Approved 12/17/20

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

### Roll Call:

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

RESOLUTION PB 22-R7  
CASE NO.: 21-24; Miranda  
1454 Force Drive  
BK: 3.04 LT: 23  
R-2 ZONE  
Approved 12/16/21

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

Roll Call:

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

RESOLUTION PB 22-R8

CASE NO.: 21-25; Levy-Cohen

1405 Outlook Drive West

BK: 4.03 LT: 18.04

Represented By: Derek W. Orth, Esq.

R-2 ZONE

Approved 12/16/21

On motion by Mr. Disko, seconded by Mr. Matlin, the resolution was memorialized based on the following roll call vote:

Roll Call:

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

RESOLUTION PB 22-R9

CASE NO.: 21-26; Silva

260 Knollcrest

BK: 16 LT: 105

R-2 ZONE Approved 12/16/21

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

Roll Call:

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

The meeting was opened to the public.

ADJOURN

The Board unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Theresa Snyder', is written over the printed name.

Theresa Snyder  
Board Clerk