



Borough of Mountainside
1385 Route 22 Mountainside NJ 07092

**BOROUGH OF MOUNTAINSIDE
PLANNING BOARD
OFFICIAL
Regular Meeting Minutes
February 27, 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:

OATHS OF OFFICE

Mr. Loughlin administered the oath of office for Board member Victor Kostin.

ROLL CALL

Mike Disko, P.E.

John Tomaine

Steve Matlin

Mayor Mirabelli - Absent

Councilman Matejek - Absent

Ted Zawislak

Todd Garran

Thomas Jakositz

Karen Dillon

Victor Kostin, Alt. #1

Mark Gioioso, Alt. #2 (Absent)

Vincent K. Loughlin, Esq.,

John T. Chadwick, IV, PP

Kristine Moran, Recording Clerk

MINUTES

On motion by Mr. Zawislak, seconded by Mr. Garran, the Re-organization and Regular Meeting Minutes for January 23, 2024, were adopted based on the following roll call vote:

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Matlin, Mr. Garran,
Mr. Jakositz, Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent:

RESOLUTIONS

RESOLUTION PB 24-R11

CASE: 23-18 MINIO

1277 ROUTE 22

BK: 18 LT: 16

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. Matlin, Ms. Dillon

Nays:

Not Eligible: Mr. Jakositz

Abstain:

Absent:

RESOLUTION PB 24-R12

CASE NO.: 24-01; Brows and Beauty

1429 Route 22

BK: 10.06 L: 3.01

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin,
Mr. Jakositz, Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent:

BOARD OF ADJUSTMENT

CASE NO.: 24-04, PT60 GROUP

238 Oaktree Road

BK: 15.11 L: 16

ZONE: R2 ZONING REVIEW: 6352

SUMMARY: Renovation and Addition. The applicant seeks variances for Floor Area Ratio of 30.5% whereas 22.5% is permitted, front yard coverage of 32% whereas 30% is permitted and foundation area of 19.5% whereas 15% is permitted.

Steven Hehl, Esq. representing the applicant gave an opening statement.

Melissa Goncalvez with an address of 1826 Locust Street, Roselle Park, NJ was sworn in to testify as a partner in PT60 Group. Ms. Goncalvez gave an overview of the property and plans for the property.

Nicholas A. Graviano with a business address of 101 Crawford's Corner Road, Holmdel, NJ was sworn in to testify as a Professional Planner. Mr. Graviano gave his credentials and was accepted by the board as a Planner.

Exhibit A1 -- photos of neighbor hood taken 02/26/024 was entered into the record.

Mr. Hehl has requested that this application be carried to the March 26, 2024 meeting without notice unless there are major changes. This was accepted by the Board.

CASE NO.: 24-03: GRUNBERG

1563 Coles Ave.

BK: 3.11 LT: 1.02

ZONE: R2 ZONING REVIEW: 5358

SUMMARY: Proposed addition. The applicant seeks a variance for foundation area of 17% whereas 15% is permitted.

Norman Grunberg with an address of 1563 Coles Avenue, Mountainside, NJ was sworn in to testify. Mr. Grunberg advised that he received approval for this application in August 2021. Due to family illness and Covid, the work was not able to be done at that time, but he is ready to begin work. Due to the expiration of the approval, he is requesting a new approval for the application. This application is exactly the same as the previously approved application.

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

Roll Call:

Ayes: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin,
Mr. Jakositz and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent:

CASE NO.: 24-02; CHRONE

1331 Wood Valley Road

BK: 15.14 L: 42

ZONE: R2 ZONING REVIEW: 6338

SUMMARY: Pool in side yard. The applicant seeks variances for lot coverage of 34% whereas 30% is permitted and pool/walk in side yard of 14.3' whereas 9.7' is permitted

Steven Hehl, Esq. representing the applicant gave an opening statement.

Jeffrey Chrono residing at 1331 Wood Valley Road, Mountainside, NJ was sworn in to testify. Mr. Chrono gave an overview of his desire for a pool and reasons for placing the pool in the side yard.

Mr. Hehl gave a summation.

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: Mr. Disko, Chairman Tomaine, Mr. Zawislak, Mr. Garran, Mr. Matlin,
Mr. Jakositz and Ms. Dillon

Nays:

Not Eligible:

Abstain:

Absent:

CASE NO.: 24-05; BECKER
1333 Hidden Circle
BK: 15.05 L: 25
ZONE: R2 ZONING REVIEW: 6362

SUMMARY: Pool in rear yard. The applicant seeks a variance for lot coverage of 36.3% whereas 30% is permitted.

Steven Hehl, Esq. representing the applicant gave an opening statement.

Alexander and Alyssa Becker of 1333 Hidden Circle, Mountainside, NJ were sworn in to testify. Mr. Becker gave statement of their intentions.

Exhibit A1 – site plan with suggested items to remove to reduce lot coverage – was entered into the record.

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: Mr. Disko, Mr. Zawislak, Mr. Garran, Mr. Matlin, Mr. Jakositz, Ms. Dillon and
Mr. Kostin

Nays: Mr. Disko, Chairman Tomaine

Not Eligible:


Abstain:

Absent:

ADJOURN: The Board unanimously voted to adjourn the meeting at 9:15.

Next meeting is March 26, 2024

Respectfully Submitted,



Kristine Moran
Recording Secretary